



**9 Fieldside
Scunthorpe, DN17 4HL
£125,000**

Bella
properties

****NO CHAIN****

This two-bedroom end terrace home situated in the village location of Fieldside, Crowle is brought to the market for sale by Bella Properties. This home benefits from two double bedrooms, a good sized, private rear garden, two reception rooms and would be absolutely ideal for a first time buyer looking to put their own stamp on a property. Viewings are available now and come recommended!

This home consists of the living room, dining room, kitchen, bathroom and external storage on the ground floor, with the two bedrooms found on the first floor, both with fitted wardrobes. Externally, there is a good sized garden to the rear with patio space and a wooden storage shed.

Located close to Crowle's amenities including shops, restaurants and local schools and within good accessibility to the M180, this home is in an ideal location.



Living Room 10'3" x 12'11" (3.13 x 3.95)

Entrance to the property is via the front door and into the hallway. Carpeted with coving to the ceiling, storage heater, wall mounted electric fireplace and uPVC window faces to the front of the property.

Dining Room 12'0" x 10'3" (3.68 x 3.14)

Carpeted with coving to the ceiling, storage heater, gas fireplace set on marble and wood effect surround and uPVC windows face to the rear and side of the property.

Kitchen 9'2" x 6'10" (2.8 x 2.1)

Wooden flooring with coving to the ceiling and uPVC window faces to the side of the property. Base height and wall mounted units with integrated oven, grill, integrated sink and drainer and space and plumbing for white goods.

Bathroom 6'7" x 6'10" (2.03 x 2.1)

Wooden flooring with tiled walls and uPVC window faces to the side of the property. A three piece suite consisting of bathtub, sink with vanity unit and toilet.

Bedroom One 10'4" x 9'7" (3.16 x 2.93)

Carpeted with coving to the ceiling, storage heater, built in wardrobes and uPVC window faces to the front of the property.

Bedroom Two 11'11" x 9'3" (3.65 x 2.84)

Carpeted with storage heaters, built in wardrobes and storage and uPVC window faces to the rear of the property.

External

To the side of the property is a driveway for off road parking which leads to the rear. The rear garden is mainly laid to lawn with patio area and wooden storage shed.

Disclaimer

The information displayed about this property comprises a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.





Ground Floor



Total area: approx. 73.2 sq. metres

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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