



119 Northlands Road
Scunthorpe, DN15 9UL
£175,000

Bella
properties

**** NO CHAIN **** This two bedroom semi detached home on Northlands Road in Winterton, Scunthorpe is now available for sale with Bella Properties! Well positioned to access Winterton's amenities, this home is located close to several nearby schools, shops, post office and transport links to nearby Scunthorpe, Barton-upon-Humber and Hull.

Briefly, the property comprises the entrance hallway, spacious lounge/diner, modern kitchen/breakfast room benefitting from wooden countertops and natural light, and the W/C on the ground floor. To the first floor is the landing, two double bedrooms and bathroom. Externally, this property comes with ample off road parking and a generous sized lawned rear garden with a large garage.

Ideal for couples and small families, viewings are now available and come highly recommended to appreciate this home!



Entrance 3'6" x 3'6" (1.08 x 1.08)

Entrance to the property is via the front door and into the hall. Internal door leads to the lounge/diner and carpeted stairs lead to the first floor accommodation.

Lounge/Diner 23'3" x 15'7" (7.1 x 4.75)

A spacious area with wooden flooring, central heating radiator, log burning stove on brick surround, uPVC window faces to the front of the property and uPVC French doors lead to the kitchen. Includes understairs cupboard which houses the boiler as well as space and plumbing for washer.

Kitchen/Breakfast Room 13'8" x 12'1" (4.19 x 3.69)

Part tiled, part vinyl flooring with spotlights, central heating radiator, large uPVC window to the side of the property and further uPVC window and door face to the rear. A modern kitchen with base height and wall mounted units with wooden counters and splashbacks, integrated oven, hob and overhead extractor fan, integrated fridge/freezer, integrated microwave, integrated sink and drainer and space for white goods.

W/C 2'4" x 6'3" (0.72 x 1.91)

Downstairs W/C with tiled flooring and spotlights.

Landing 2'11" x 6'6" (0.89 x 1.99)

Internal doors lead to the two bedrooms and bathroom.

Bedroom One 11'8" x 11'5" (3.56 x 3.5)

Carpeted with coving to the ceiling, central heating radiator and uPVC window faces to the front of the property. Internal door leads to storage cupboard.

Bedroom Two 10'10" x 8'8" (3.32 x 2.66)

Carpeted with central heating radiator and uPVC window faces to the rear of the property.

Bathroom 7'7" x 6'6" (2.33 x 1.99)

Laminate effect flooring with coving to the ceiling, heated towel rail and uPVC window faces to the rear of the property. A three piece suite consisting of bathtub with overhead shower and shower screen, sink with vanity unit and toilet.

External

To the front of the property is a lawned garden with a gravelled driveway for off parking. The driveway leads through

to the rear, via a large, wooden gate to the rear garden and large garage. The rear garden is generous in size and is mainly laid to lawn.

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



First Floor



Total area: approx. 83.1 sq. metres (894.2 sq. feet)

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		
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