



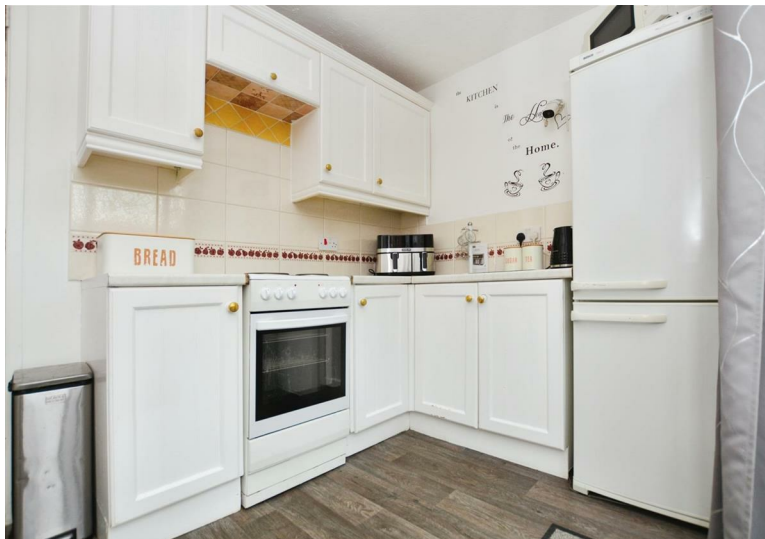
4 Rosemount Drive
Scunthorpe, DN16 2RJ
£125,000

Bella
properties

Sold with no forward chain for ease of purchase, Bella Properties are now marketing for sale this lovely semi detached home located on Rosemount Drive, Scunthorpe. Ideal for a first time buyer, this home is close to Ashby High Street's local amenities including shops, restaurants, supermarkets and transport links.

The property comprises the entrance hall, living room, kitchen and garage on the ground floor, with the landing, two bedrooms and bathroom to the first floor. Externally, there is off road parking to the front of the property and a low maintenance garden to the rear with two sheds for outdoor storage.

Viewings for this home come recommended and are now available!



Hall 3'2" x 3'0" (0.98 x 0.92)

Entrance to the property is via the front door and into the hall. Window faces to the front of the property and internal door leads to the living room.

Living Room 13'6" x 11'10" (4.13 x 3.61)

Carpeted with central heating radiator, electric fireplace set on brick surround and window facing to the front of the property. Carpeted stairs lead to the first floor accommodation.

Kitchen 8'7" x 11'10" (2.62 x 3.61)

Vinyl effect flooring with central heating radiator and sliding doors leading to the rear garden. Base height and wall mounted units with integrated sink and drainer and space and plumbing for white goods.

Landing 6'6" x 5'10" (1.99 x 1.79)

Carpeted with internal doors leading to the two bedrooms and bathroom.

Bedroom One 8'8" x 11'10" (2.65 x 3.62)

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

Bedroom Two 11'10" x 8'11" (3.61 x 2.73)

Carpeted with central heating radiator and window facing to the front of the property.

Bathroom 6'6" x 5'7" (1.99 x 1.72)

Vinyl effect flooring with tiled walls, central heating radiator and window facing to the side of the property. A three piece suite consisting of bathtub, sink and toilet.

External

To the front of the property is a low maintenance garden with space for off road parking leading to the integral garage which measures 4.95m x 2.5m. The rear garden is low maintenance with patio slabs and two wooden storage sheds.

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.







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		
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