



46 Churchfield Road
Scunthorpe, Lincolnshire DN16 3DH
£135,000

Bella
properties

**** NO CHAIN **** This three-bedroom semi-detached home located on Churchfield Road, Scunthorpe is now available for viewings through Bella Properties! Offering practical living space suitable for families and first time buyers, this home benefits from two reception rooms, three good size bedrooms, the master with built in storage, a downstairs W/C, plenty of off street parking and a garage.

Located in a convenient part of Scunthorpe, the property is well positioned for access to nearby local amenities, including shops, schools, supermarkets, and Ashby High Streets amenities.

Sure to be popular, viewings come highly recommended to appreciate this lovely home and are available straight away!



Hallway 18'3" x 6'8" (5.57 x 2.05)

Entrance to the property is via the front door and into the hallway. Wooden flooring with central heating radiator and internal doors lead to the living room, kitchen and W/C. Carpeted stairs lead to the first floor accommodation.

Living Room 11'8" x 11'10" (3.58 x 3.63)

Carpeted with central heating radiator, electric fireplace set on marble effect surround and uPVC bay window faces to the front of the property.

Dining Room 10'9" x 12'7" (3.3 x 3.84)

Wooden flooring with coving to the ceiling, central heating radiator, gas fireplace and uPVC French doors lead to the rear garden. Includes built in storage.

Kitchen 13'11" x 9'3" (4.26 x 2.84)

Wooden flooring with spotlights, central heating radiator and uPVC window faces to the rear of the property. Base height and wall mounted modern units with countertops, tiled splashbacks, integrated oven, hob and overhead extractor fan, integrated sink and drainer and space and plumbing for white goods. External door leads to the side of the property.

W/C 6'8" x 2'3" (2.04 x 0.7)

A two piece suite consisting of toilet and sink. uPVC window faces to the side of the property.

Landing 8'3" x 6'3" (2.52 x 1.92)

Carpeted with uPVC window facing to the side of the property. Internal doors lead to the three bedrooms and family bathroom.

Bedroom One 10'9" x 12'4" (3.29 x 3.76)

Carpeted with coving to the ceiling, central heating radiator, built in storage and uPVC window faces to the rear of the property.

Bedroom Two 12'4" x 11'9" (3.76 x 3.59)

Carpeted with coving to the ceiling, central heating radiator and uPVC window faces to the front of the property.

Bedroom Three 8'0" x 7'4" (2.44 x 2.26)

Carpeted with coving to the ceiling, central heating radiator and uPVC window faces to the front of the property.

Bathroom 5'11" x 6'3" (1.82 x 1.92)

Wooden flooring with central heating radiator and uPVC window faces to the rear of the property. A three piece suite consisting of bathtub with overhead shower, sink and toilet.

External

To the front of the property is a driveway for off road parking and a garage. The rear garden is laid to lawn with seating area to the side of the property.

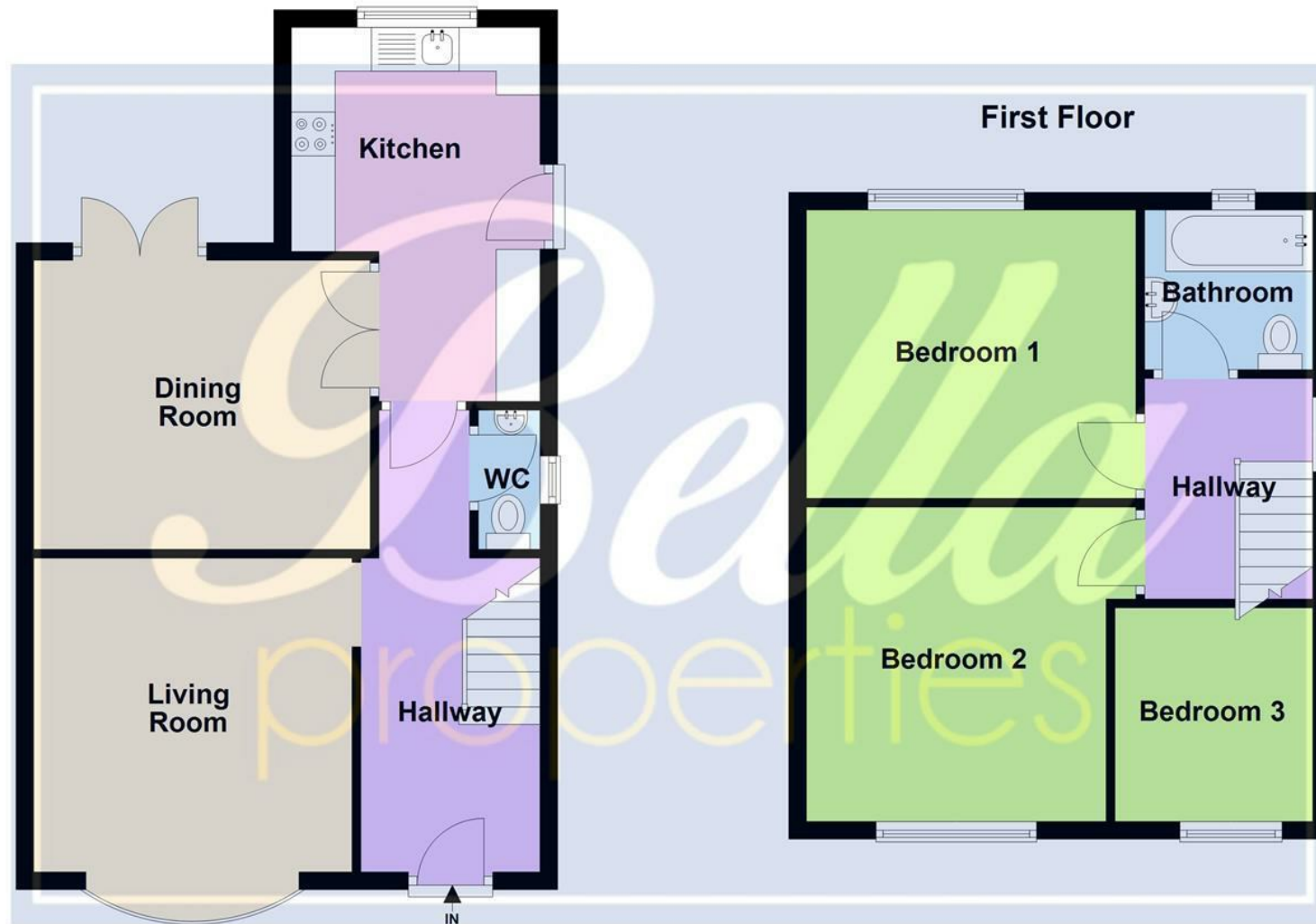
Disclaimer

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. 88.5 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			79
(81-91) B			
(69-80) C			
(55-68) D		65	
(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		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	