



64 Burghley Road
Scunthorpe, DN16 1JD
£125,000

Bella
properties

**** NO CHAIN **** Absolutely ideal for first time buyers or investors, Bella Properties welcomes to the market this three bedroom semi detached home located on Asterby Road, Scunthorpe. Deceptively spacious inside and out, this property boasts two reception rooms, three good sized bedrooms, ample off road parking and a garage.

The property itself comprises of the hall, living room, kitchen and dining room to the ground floor, with the landing, all three bedrooms, bathroom and W/C found on the first floor. Externally, there are lawned gardens to both the front and rear, a garage and plenty of space for off road parking.

In a convenient position close to local schools, amenities and travel links to the town centre, viewings are available now by appointment only.



Hall

Entrance to the property is via the front uPVC door and into the hallway. Internal doors lead to the living room and dining room. Carpeted stairs leads to the first floor accommodation.

Living Room 18'1" x 9'10" (5.53 x 3.0)

Carpeted with coving to the ceiling, two central heating radiators, uPVC window faces to the front of the property and uPVC sliding doors lead to the rear garden.

Kitchen 14'0" x 9'3" (4.28 x 2.82)

Open plan with the dining room. Vinyl effect flooring with coving to the ceiling, central heating radiator and uPVC window and door face to the rear garden; further uPVC window faces to the side of the property. Base height and wall mounted units with integrated sink and drainer and space and plumbing for white goods.

Dining Room 8'6" x 10'7" (2.6 x 3.25)

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

Landing

Carpeted with internal doors leading to the three bedrooms, W/C, bathroom and storage cupboard.

Bedroom One 12'2" x 10'9" (3.73 x 3.28)

Carpeted with central heating radiator, uPVC window faces to the front of the property and further uPVC window faces to the side of the property. Includes built in wardrobe.

Bedroom Two 11'2" x 8'10" (3.41 x 2.71)

Carpeted with central heating radiator, built in cupboard and uPVC window faces to the front of the property.

Bedroom Three 8'11" x 6'8" (2.72 x 2.05)

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

Bathroom 6'2" x 5'6" (1.89 x 1.69)

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

W/C 4'11" x 2'6" (1.5 x 0.78)

W/C with uPVC window facing to the rear of the property.

External

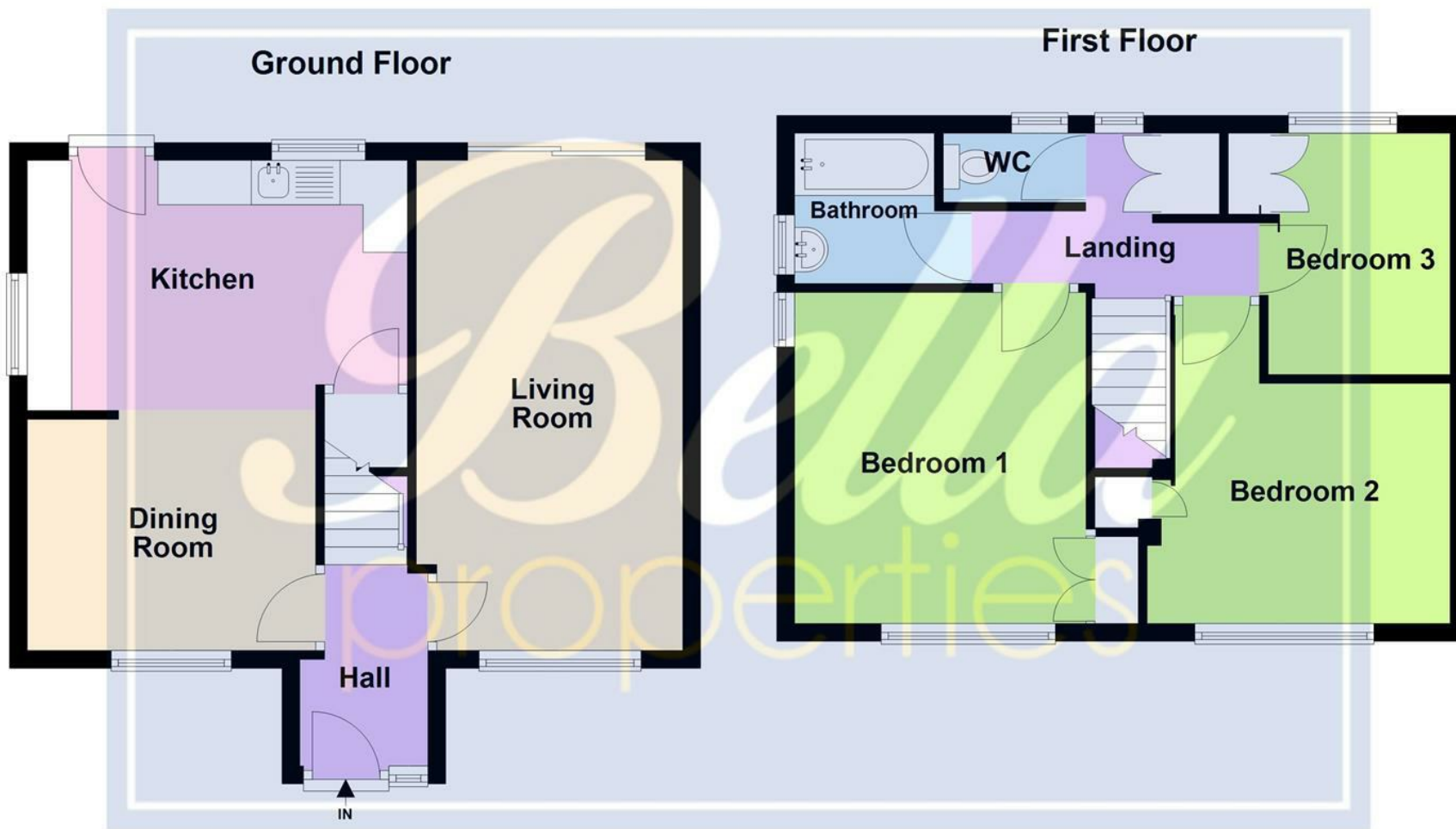
Set on a great size plot, to the front of the property is a lawned garden with ample off road parking and a detached garage. The rear garden is partly laid to lawn with patio area and brick built outbuilding.

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.







Total area: approx. 83.4 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			86
(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			
		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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	