



**35 Sherburn Crescent  
Scunthorpe, DN15 8BY  
£165,000**

*Bella*  
properties



**Bella Properties welcomes to the market for sale this two bedroom extended semi-detached bungalow, located in the popular area of Berkeley, Scunthorpe. This home boasts two double bedrooms and is extended to the rear benefitting from extra kitchen space. Absolutely ideal for a couple or sole occupant looking to downsize, this home is also in a great location close to local shops, supermarkets and transport links.**

**This property is available now for viewings!**

**The property itself briefly comprises of an entrance hallway, lounge, kitchen/breakfast room, two bedrooms and bathroom all on the ground floor. Externally, there is off road parking, a detached garage and well presented gardens to both the front and rear.**



**Hallway** 14'9" x 5'4" (4.5 x 1.63)

Entrance to the property is via the side door and into the hallway. Wooden flooring with coving to the ceiling, central heating radiator and internal doors lead to the lounge, kitchen, two bedrooms, storage cupboard and bathroom.

**Lounge** 13'9" x 11'9" (4.2 x 3.6)

Carpeted with coving to the ceiling, two central heating radiators, electric fireplace set on marble and wood effect surround and uPVC windows face to the front and side of the property.

**Kitchen/Breakfast Room** 14'10" x 8'10" (4.53 x 2.7)

Vinyl effect tiled flooring with coving to the ceiling, central heating radiator, uPVC window facing to the side of the property and further uPVC windows and doors face to the rear. A mixture of base height and wall mounted kitchen units with countertops including breakfast bar, tiled splashbacks, integrated oven, hob and overhead extractor fan and space and plumbing for white goods.

**Conservatory** 9'6" x 8'2" (2.9 x 2.5)

Brick based construction with vinyl effect flooring and uPVC windows and doors to to the rear of the property.

**Bedroom One** 12'1" x 11'9" (3.7 x 3.6)

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

**Bedroom Two** 11'5" x 8'10" (3.5 x 2.7)

Wooden flooring with coving to the ceiling, central heating radiator and French doors lead to the conservatory.

**Bathroom** 6'10" x 5'6" (2.1 x 1.7)

Vinyl effect tiled flooring with coving to the ceiling, tiled walls, central heating radiator and uPVC window faces to the rear. A three piece suite consisting of bathtub, sink and toilet.

**External**

To the front of the property is a low maintenance gravelled garden with a driveway to the side of the property for off road parking for multiple vehicles. The driveway leads to the rear garden and detached garage. The rear garden is well presented with patio and decking areas, ideal for entertaining.

**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.



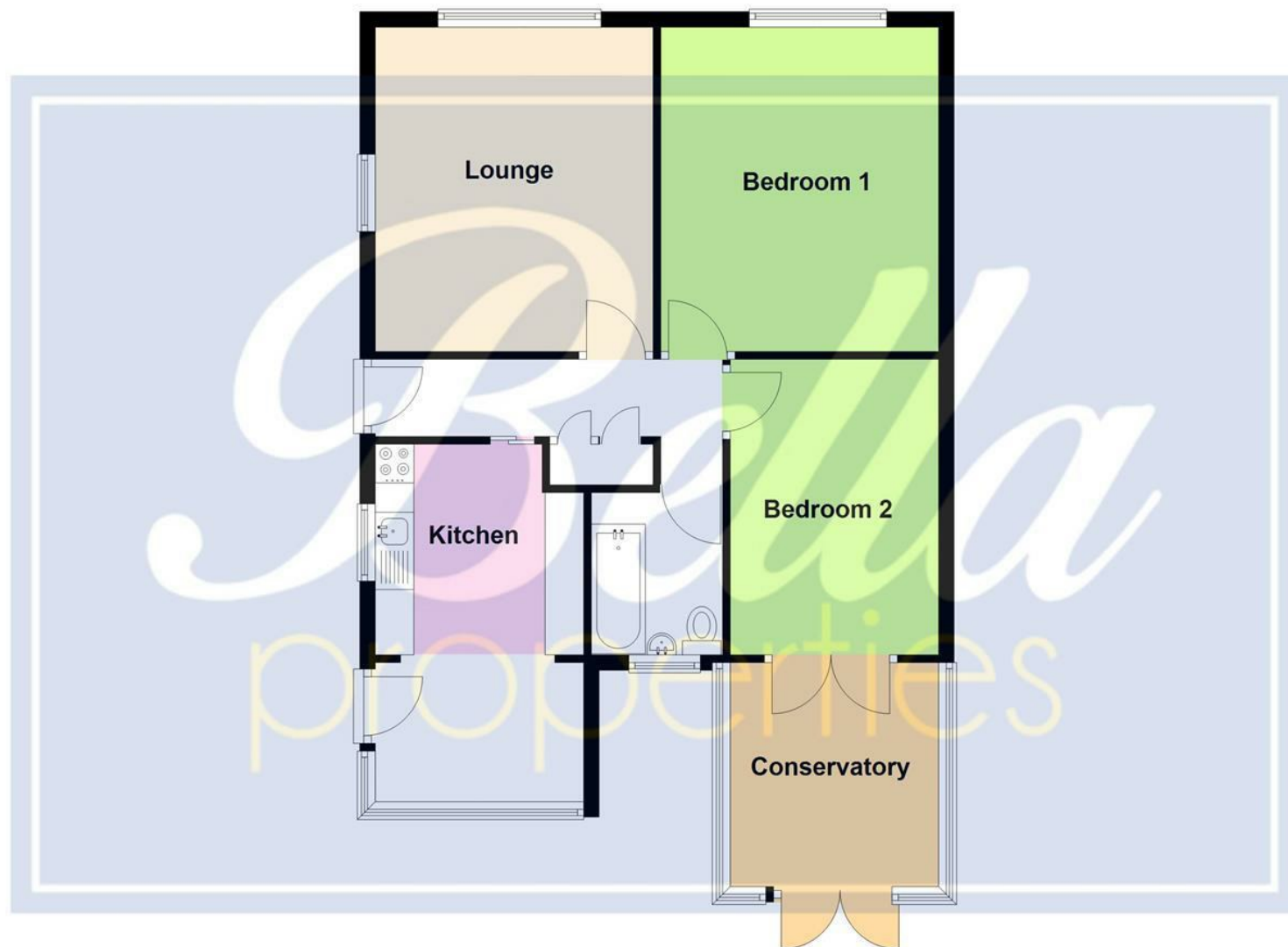









## Ground Floor



Total area: approx. 69.3 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) <b>A</b>		<b>8</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC