



15 Auckland Road  
Scunthorpe, DN15 7BT  
£160,000

*Bella*  
properties

A fantastic opportunity has arisen to purchase this three bedroom semi detached home on the always popular Auckland Road, Scunthorpe, situated close to Scunthorpe Hospital, the Town Centre and transport links. This home is sure to have widespread appeal and is ideal for a family, first time buyer or investor.

Brought to the market for sale by Bella Properties, this home briefly comprises the entrance hallway, two reception rooms currently utilised as the living room and dining room, the understairs storage room which is a great space currently used as a pantry, the kitchen, utility and W/C. To the first floor is the landing, the three sizeable bedrooms and the three piece bathroom. Externally, there is off road parking to the front of the property, and a lawned rear garden with garage and shed.

Viewings are available immediately by appointment only.



**Hallway****6'2" x 12'3" (1.9 x 3.74)**

Entrance to the property is via the front uPVC door and into the hall. Carpeted with coving to the ceiling, central heating radiator and internal doors lead to the living room, dining room and pantry, with opening to the kitchen. Carpeted stairs lead to the first floor accommodation.

**Living Room****11'11" x 11'11" (3.64 x 3.65)**

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

**Dining Room****12'5" x 11'5" (3.8 x 3.5)**

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

**Kitchen****10'1" x 6'8" (3.08 x 2.05)**

Tiled flooring with coving to the ceiling and uPVC window faces to the side of the property. A variety of wall mounted and base height wooden units with countertops, tiled splashbacks, integrated sink and drainer and space and plumbing for white goods. Opening leads to the utility and W/C.

**Utility****2'9" x 6'0" (0.85 x 1.83)**

Base height units with storage space. Window faces to the rear of the property.

**W/C****3'4" x 2'10" (1.03 x 0.87)**

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

**Landing****6'8" x 7'5" (2.04 x 2.27)**

Carpeted with coving to the ceiling, uPVC window faces to the side of the property and internal doors lead to the three bedrooms and bathroom.

**Bedroom One****11'11" x 12'0" (3.65 x 3.68)**

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

**Bedroom Two****12'5" x 11'5" (3.79 x 3.5)**

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

**Bedroom Three****8'10" x 6'8" (2.71 x 2.04)**

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

**Bathroom****7'8" x 6'1" (2.36 x 1.87)**

Carpeted with tiled walls, central heating radiator and uPVC window facing to the front of the property. A three piece suite consisting of double shower cubicle, sink and toilet.

**External**

To the front of the property is a lawned garden with a driveway for off road parking. The driveway leads to the rear garden which is mainly laid to lawn with patio area, garage and wooden shed.

**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

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Total area: approx. 90.5 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.