



**39 Rose Walk
Scunthorpe, Lincolnshire DN15 6BU
£120,000**

Bella
properties

**** CHAIN FREE ** ** PERFECT FIRST-TIME BUY OR INVESTMENT PURCHASE ****

New to the market this two bedroom end of terrace property located on Rose Walk, Scunthorpe. This well presented home has been fully refurbished and is ready for any lucky buyer to move straight into with improvements to the fences, flooring and kitchen windows all within the last two years. To the ground floor is the hall, living room and kitchen, with the landing, two bedrooms and bathroom found on the first floor. Externally, you will find a newly laid driveway to the front of the property, with a lawned garden to the rear with a new shed.

Located close to Scunthorpe's town centre amenities including shops, schools and restaurants, and transport links to further afield, this property is in an ideal location. Viewings are available now and come recommended.



Hall

Entrance to the property is via the front door and into the hall. Door leads to the living room and carpeted stairs lead to the first floor.

Living Room

13'5" x 12'7" (4.09 x 3.85)

Entrance from the hall, fully carpeted throughout with central heating radiator and uPVC window facing to the front of the property.

Kitchen

12'7" x 9'3" (3.85 x 2.83)

Entrance from the living room, vinyl effect flooring throughout with uPVC window/patio door facing to the rear of the property and internal door leading to the rear. A mixture of base height and wall mounted wooden units with new complimentary counters and tiled splashbacks. Recently installed integrated oven with induction hob, integrated sink and drainer with new tap and space and plumbing for white goods.

Landing

5'10" x 8'6" (1.78 x 2.6)

Fully carpeted throughout with doors leading to the two bedrooms and family bathroom.

Bedroom One

12'7" x 10'8" (3.85 x 3.26)

Entrance from the landing, fully carpeted throughout with central heating radiator and uPVC window facing to the front of the property.

Bedroom Two

12'0" x 6'6" (3.66 x 2.0)

Entrance from the landing, fully carpeted throughout with central heating radiator and uPVC window facing to the rear of the property.

Bathroom

6'4" x 5'10" (1.95 x 1.78)

Entrance from the landing, vinyl effect flooring throughout with part tiled walls, central heating radiator and uPVC window facing to the rear of the property. A three piece suite consisting of sink, toilet and bathtub with overhead shower.

External

The front of the property offers a driveway and to the rear you will find a further low maintenance enclosed garden.

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 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

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.