



FOR SALE
Bella
properties
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55 Timberland
Scunthorpe, DN16 3SH
£220,000

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A beautifully presented detached home, now available for sale and ideally suited for families! Set within a sought-after location renowned for excellent public transport links and nearby schools, this home occupies a great size plot with comfortable and versatile living spaces throughout.

Internally, the property comprises of the entrance hall, spacious living room, kitchen/diner, conservatory and the attached garage on the ground floor. Upstairs, you will find the landing, three bedrooms, two with built in storage, family bathroom and W/C. Externally, there are well presented gardens to both the front and rear, and ample off road parking.

Viewings are highly recommended to fully appreciate all that this impressive home has to offer!



Hall 5'1" x 5'2" (1.55 x 1.58)

Entrance to the property is via the front door and into the hall. Internal doors lead to the living room and kitchen/diner, and carpeted stairs lead to the first floor accommodation.

Living Room 12'0" x 19'4" (3.67 x 5.91)

Carpeted with coving to the ceiling, two central heating radiators and electric fireplace set on marble effect surround. uPVC bay window faces to the front of the property and sliding doors lead to the conservatory.

Kitchen/Diner 19'7" x 12'0" (5.99 x 3.66)

Wooden flooring with coving to the ceiling, central heating radiator, dual aspect uPVC windows and external door leads to the rear of the property. Base height and wall mounted units with complimentary countertops, tiled splashbacks, integrated oven, electric hob and overhead extractor fan, and space and plumbing for white goods.

Conservatory 9'9" x 8'6" (2.98 x 2.61)

A lovely additional seating area with brick based construction, tiled flooring and uPVC windows and doors to the rear garden.

Landing 8'9" x 2'8" (2.69 x 0.83)

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

Bedroom One 11'1" x 12'1" (3.4 x 3.69)

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

Bedroom Two 11'1" x 8'11" (3.4 x 2.74)

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

Bedroom Three 7'11" x 9'1" (2.43 x 2.77)

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

Bathroom 11'11" x 7'10" (3.65 x 2.4)

Vinyl effect tiled flooring with coving to the ceiling, tiled walls, central heating radiator and two uPVC windows face to the rear of the property. A three piece suite consisting of bathtub, sink with vanity unit.

W/C 2'7" x 4'9" (0.8 x 1.47)

Vinyl effect tiled flooring, tiled walls and uPVC window faces to the rear of the property.

External

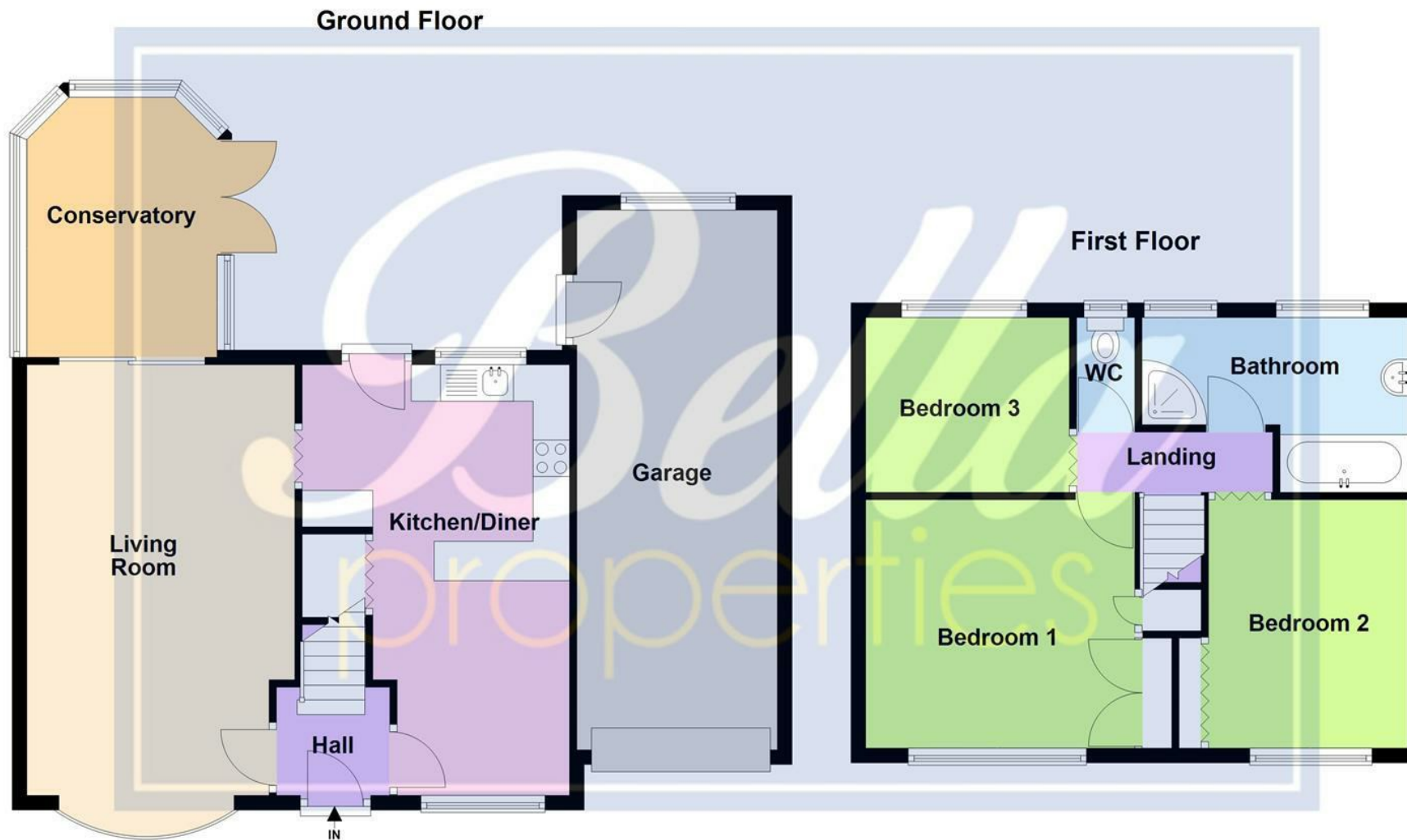
To the front of the property is a lawned garden with a driveway for off road parking. The driveway leads to the large attached garage which measures 7.39m x 2.75m. Access to the rear is down either side of the property to the raised lawned garden with decking area, and patio area ideal for entertaining.

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.







Total area: approx. 118.4 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		
(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		
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