



72 Farthing Avenue
Scunthorpe, DN15 8JX
£115,000

Bella
properties

Well presented by the current owners, this two bedroom semi detached property is brought to the market for sale by Bella Properties. This home is sure to appeal to first time buyers, couples, small families and investors alike.

The property itself briefly comprises of a hallway, living room, W/C and kitchen on the ground floor with the landing, two bedrooms and family bathroom on the first floor. Externally, there is a lawned front garden, off road parking and further lawned gardens to the rear and side of the property. The property also comes with a newly installed boiler.

Situated close to many local amenities including schools, shops, Scunthorpe Hospital, Scunthorpe Town Centre and transport links, viewings are now available!



Hall 3'6" x 3'8" (1.07 x 1.13)

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

Living Room 12'3" x 11'11" (3.75 x 3.65)

Wooden flooring with central heating radiator, electric fireplace set on marble effect surround and uPVC window faces to the front of the property.

Kitchen 8'5" x 12'4" (2.59 x 3.76)

Vinyl effect tiled flooring with central heating radiator, uPVC window faces to the rear and further uPVC window and door face to the side of the property. Base height and wall mounted units with complimentary countertops, tiled splashbacks, integrated stainless steel sink and drainer and space and plumbing for white goods.

W/C 2'8" x 4'10" (0.82 x 1.48)

A two piece suite consisting of toilet and sink.

Landing 6'1" x 2'11" (1.86 x 0.91)

Carpeted with uPVC window facing to the side of the property, and internal doors lead to the two bedrooms and bathroom.

Bedroom One 15'4" x 11'1" (4.68 x 3.4)

Wooden flooring with central heating radiator and uPVC window faces to the front of the property.

Bedroom Two 9'3" x 8'11" (2.83 x 2.72)

Wooden flooring with central heating radiator and uPVC window faces to the rear of the property.

Bathroom 5'11" x 6'1" (1.82 x 1.86)

Vinyl effect flooring with central heating radiator and uPVC window faces to the side of the property. A three piece suite consisting of bathtub with overhead shower, sink and toilet.

External

To the front of the property is a lawned garden with space for off road parking. The rear and side of the property is also laid to lawn.

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



Total area: approx. 59.2 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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	
Environmental Impact (CO₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			65
(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 	