



**45 Westerdale Road  
Scunthorpe, DN16 2QZ  
£170,000**

*Bella*  
properties

**This neutrally decorated three-bedroom semi-detached home located on Westerdale Road, Scunthorpe, offers practical accommodation suited to families and those seeking access to local amenities.**

**The property features two reception rooms, providing flexible living and dining space, along with the kitchen and a useful utility room, ideal for additional storage and laundry. The family bathroom serves the three bedrooms, and a handy W/C is found to the ground floor.**

**Situated within a residential area of Scunthorpe, the house is well placed for access to local shops, supermarkets and everyday services. Families will find a choice of primary and secondary schools, as well as local parks and play areas offering green space.**



**Hallway** 6'4" x 14'10" (1.94 x 4.53)

Entrance to the property is via the front door and into the hallway. Wooden flooring with central heating radiator and internal doors lead to the living room, dining room and under stairs storage cupboard. Carpeted stairs lead to the first floor accommodation.

**Living Room** 10'10" x 10'11" (3.31 x 3.35)

Carpeted with central heating radiator and uPVC bay window faces to the front of the property.

**Dining Room** 11'11" x 10'9" (3.64 x 3.3)

Wooden flooring with central heating radiator and opening leads to the kitchen.

**W/C** 2'4" x 6'4" (0.73 x 1.94)

A two piece suite consisting of toilet and sink. uPVC window faces to the rear of the property.

**Utility** 5'4" x 6'4" (1.63 x 1.94)

Wooden flooring with central heating radiator. Base height and wall mounted units with integrated sink and drainer and space and plumbing for white goods.

**Kitchen** 8'11" x 13'11" (2.73 x 4.26)

Wooden flooring with central heating radiator, uPVC window faces the rear of the property and uPVC French doors lead to the rear garden. Base height and wall mounted units with countertops, tiled splashbacks, integrated oven, hob and overhead extractor fan and integrated sink and drainer.

**Landing** 8'2" x 6'3" (2.49 x 1.92)

Carpeted with uPVC window facing to the side of the property. Internal doors lead to the three bedrooms and bathroom.

**Bedroom One** 11'11" x 10'10" (3.65 x 3.32)

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

**Bedroom Two** 10'11" x 10'10" (3.35 x 3.31)

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

**Bedroom Three** 7'11" x 6'3" (2.43 x 1.92)

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

**Bathroom** 6'5" x 6'3" (1.97 x 1.92)

Tiled flooring with tiled walls, central heating radiator and uPVC window faces to the rear of the property. A three piece suite consisting of bathtub with overhead shower, sink and toilet.

**External**

To the front of the property is space for off road parking with a driveway which leads to the rear garden and detached garage. The rear garden is partly lawned with gravelled areas and a greenhouse.

**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. 88.2 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		
(81-91) B		82
(69-80) C		
(55-68) D	58	
(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		