



14 Foxhills Road
Scunthorpe, DN15 8LL
£115,000

Bella
properties

Bella Properties welcomes to the market this great first time buyer or investor opportunity! This deceptively spacious three bedroom semi detached home is an excellent option for first time buyers looking to get on the property ladder or investors to add to their portfolio.

The property briefly comprises the entrance hall, dining area, living room and kitchen to the ground floor, with the landing, three bedrooms and bathroom to the first floor. Externally, there are lawned gardens to the front and rear, and a driveway for off road parking.

Situated in a location boasting public transport links, nearby schools, and local amenities, and sold with the added benefit of no ongoing chain for ease of purchase, viewings are available on this property straight away!



Entrance Hall 11'8" x 8'2" (3.57 x 2.5)

Entrance to the property is via the front door and into the hall. Carpeted with coving to the ceiling and internal doors lead to the dining area, living room and storage cupboard. Carpeted stairs lead to the first floor accommodation.

Dining Area 9'9" x 8'7" (2.98 x 2.64)

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

Living Room 11'9" x 19'0" (3.6 x 5.8)

Carpeted with coving to the ceiling, two central heating radiators, gas fireplace set on brick surround, uPVC window to the front of the property and sliding doors to the rear garden.

Kitchen 20'1" x 5'10" (6.14 x 1.78)

Vinyl effect tiled flooring with central heating radiator and uPVC window faces to the side of the property. Wall mounted and base height wooden units with countertops and tiled splashbacks, integrated sink and drainer and space and plumbing for white goods.

Landing 12'11" x 9'5" (3.94 x 2.89)

Internal doors lead to all three bedrooms and bathroom. uPVC window faces to the rear of the property.

Bedroom One 9'2" x 13'8" (2.81 x 4.17)

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

Bedroom Two 10'7" x 9'5" (3.23 x 2.89)

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

Bedroom Three 9'2" x 9'10" (2.8 x 3.0)

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

Bathroom 5'10" x 7'0" (1.8 x 2.14)

Carpeted with central heating radiator and uPVC window faces to the rear of the property. A three piece suite consisting of toilet, sink with vanity unit and bathtub with overhead shower. Includes built in storage.

External

To the front of the property is a lawned garden with a driveway for off road parking which leads to the lawned rear garden with shrubs, borders, greenhouse and 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



Total area: approx. 91.8 sq. metres (987.6 sq. feet)

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		
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