



5 Avon Road
Scunthorpe, DN16 1EP
£115,000

Bella
properties

Bella Properties welcomes to the market for sale this lovely three bedroom semi detached property located on Avon Road, Scunthorpe. Absolutely ideal for a first time buyer, this home is ready to move straight into and make your own, briefly comprising of the entrance hall, living room, W/C and spacious kitchen/diner to the ground floor. Upstairs, there are three bedrooms and the family bathroom served by the landing. Externally, there is off road parking, a lawned garden to the front and rear and a garage for any outdoor storage.

Within easy reach of local amenities including shops, restaurants, local schools and transport links, this home presents an excellent purchase and viewings are now available!



Hallway 6'0" x 11'5" (1.83 x 3.49)

Entrance to the property is via the front door and into the hallway. Wooden flooring with central heating radiators and internal doors lead to the living room, kitchen/diner and W/C. Carpeted stairs lead to the first floor accommodation.

Living Room 11'5" x 11'5" (3.5 x 3.49)

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

W/C 5'8" x 2'7" (1.75 x 0.8)

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

Kitchen/Diner 14'10" x 12'1" (4.53 x 3.7)

Vinyl effect tiled flooring with central heating radiator with two uPVC windows facing to the rear of the property. A variety of base height and wall mounted units with countertops and splashbacks, integrated sink and drainer and overhead extractor fan, and space and plumbing for white goods.

Landing 8'7" x 6'5" (2.62 x 1.96)

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

Bedroom One 11'5" x 11'5" (3.49 x 3.5)

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

Bedroom Two 9'11" x 11'0" (3.04 x 3.36)

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

Bedroom Three 7'2" x 5'11" (2.19 x 1.82)

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

Bathroom 5'3" x 6'5" (1.61 x 1.96)

A three piece suite consisting of bathtub with overhead shower, sink and toilet. uPVC window faces to the side of the property.

External

To the front of the property is a lawned garden with a driveway for off road parking which leads to the detached, brick built garage and rear garden. The rear garden is mainly laid to lawn.

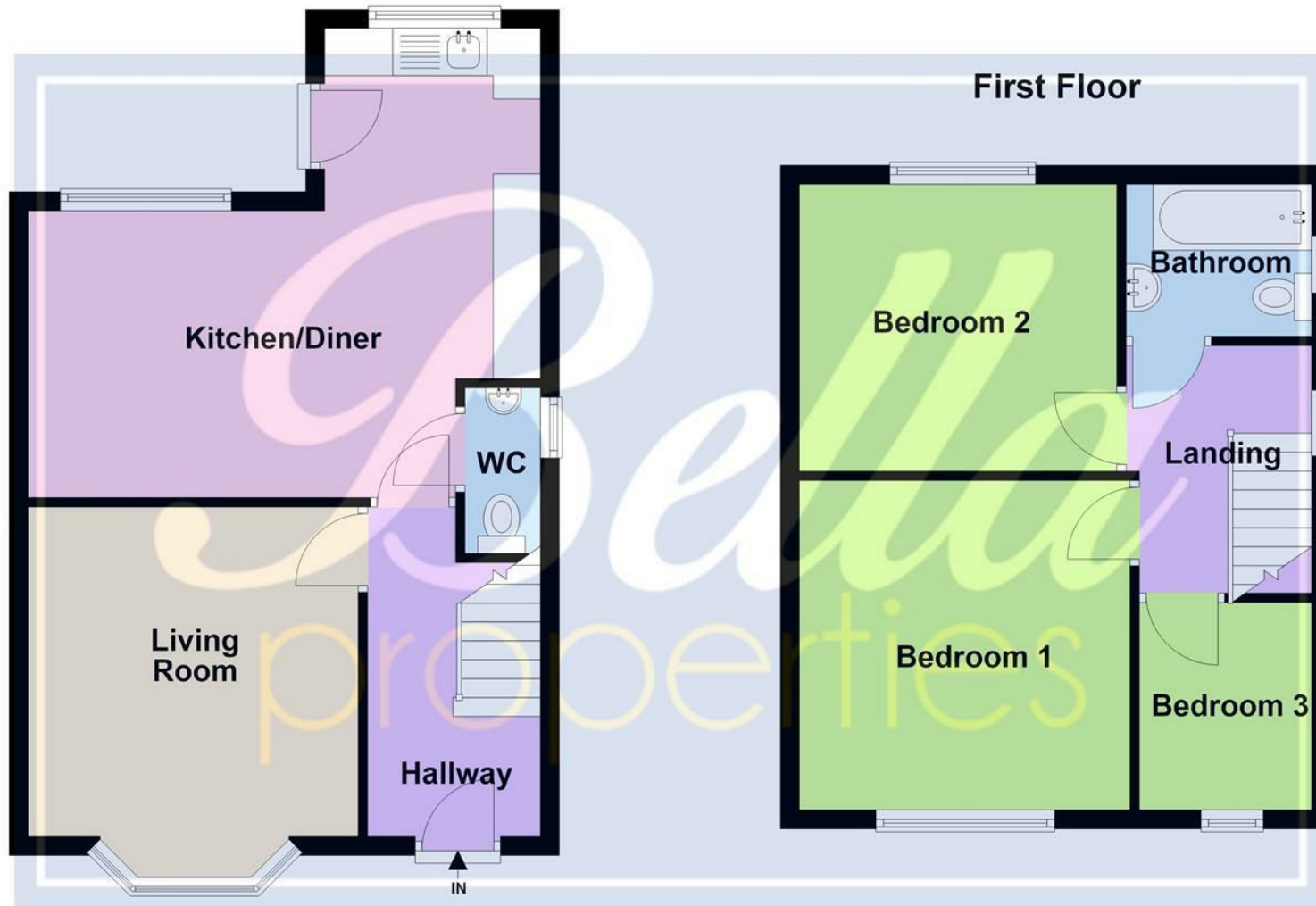
Disclaimer

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



Total area: approx. 76.5 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			83
(81-91) B			
(69-80) C			
(55-68) D		67	
(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		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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England & Wales		EU Directive 2002/91/EC	