



11 Morecambe Avenue
Scunthorpe, Lincolnshire DN16 3JF
£199,950

Bella
properties

Immaculately presented throughout by the current owners, this three bedroom extended semi detached property is brought to the market for sale by Bella Properties. Located on Morecambe Avenue in the popular Ashby area of Scunthorpe, this home is ready for any lucky buyer to move into and boasts a modern, spacious, open plan kitchen and dining room, a separate utility room, two double bedrooms, a four piece bathroom suite and a well presented rear garden which is mainly lawned with seating area for entertaining.

In a popular location close to local schools, shops, restaurants and transport links, this home is perfect for families. Viewings are available now and come highly recommended to appreciate what this beautiful home has to offer!



Porch 5'10" x 3'0" (1.8 x 0.92)

Entrance to the property is through the front uPVC door and into the porch with uPVC windows to the front of the property.

Hallway 10'0" x 5'10" (3.06 x 1.8)

Entrance from the porch. Herringbone flooring throughout with central heating radiator. Door leads to the kitchen and carpeted stairs lead to the first floor.

Kitchen 18'5" x 6'6" (5.63 x 2.0)

A beautiful, open plan area with herringbone flooring throughout, spotlights, a variety of base height and wall mounted modern units with countertops and splashbacks, integrated appliances and central island with breakfast bar. uPVC window and French doors face to the rear garden, with two Velux windows and central heating radiator.

Dining Room 12'1" x 11'5" (3.7 x 3.5)

Herringbone flooring throughout with coving to the ceiling and central heating radiator. Double doors lead to the living room.

Living Room 11'5" x 12'3" (3.5 x 3.75)

Open plan with the dining room, wooden flooring throughout with coving to the ceiling. Includes feature gas fireplace with marble surround. Large uPVC bay window faces to the front of the property.

Utility 6'8" x 9'4" (2.05 x 2.85)

Herringbone flooring with central heating radiator and uPVC window faces to the side of the property. Built in units with countertop and splashbacks, with space and plumbing for washer.

Landing

Fully carpeted throughout with uPVC window to the side of the property. Doors lead to all three bedrooms and family bathroom.

Bedroom One 11'6" x 11'6" (3.51 x 3.52)

Entrance from the landing. Fully carpeted throughout with central heating radiator and large uPVC bay window faces to the front of the property.

Bedroom Two 12'3" x 12'2" (3.75 x 3.72)

Entrance from the landing. Fully carpeted throughout with central heating radiator and uPVC window faces to the rear of the property.

Bedroom Three 6'11" x 6'7" (2.11 x 2.03)

Entrance from the landing. Fully carpeted throughout with central heating radiator and uPVC window faces to the front of the property.

Bathroom 6'10" x 9'1" (2.10 x 2.77)

Entrance from the landing, tiled flooring throughout with fully tiled walls. A four piece suite consisting of bath, toilet, sink, and shower cubicle. uPVC window faces to the rear of the property.

External

To the front of the property is a lawned garden with driveway offering off road parking. Gate leads to the rear garden where you will find a mostly lawned rear garden with seating area for entertainment, with wooden storage 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. 106.5 sq. metres (1145.9 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		85
(81-91) B		
(69-80) C	74	
(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		
England & Wales		
EU Directive 2002/91/EC		