

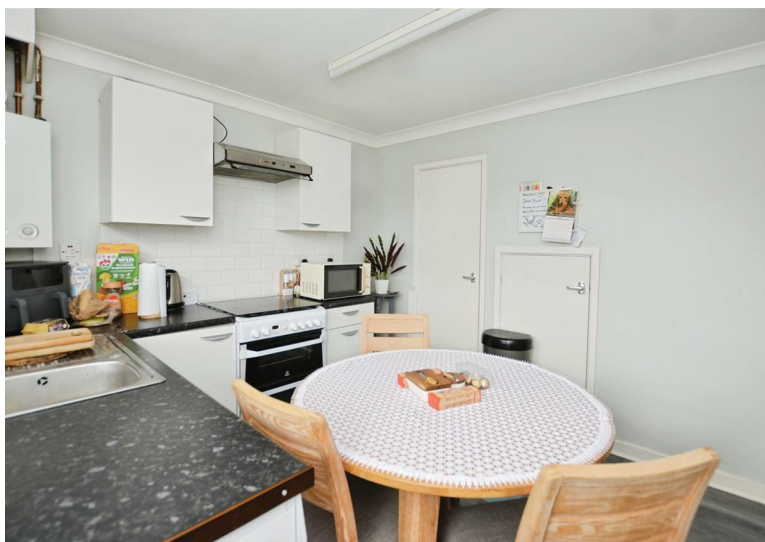


17 Byfield Road
Scunthorpe, Lincolnshire DN17 1RW
£130,000

Bella
properties

****NO CHAIN**** An ideal purchase for a first time buyer looking to get on the property ladder, this three bedroom semi detached property located on Byfield Road is now available for viewings. Well presented and maintained throughout, this home briefly comprises the entrance hallway, living room, kitchen and three piece bathroom to the ground floor, with the landing and three good sized bedrooms to the first floor. Externally, there are lawned gardens to both the front and rear, a driveway for off road parking and a detached garage.

In a location close to schools, shops, restaurants and transport links, amenities are within easy reach. Contact us today to arrange a viewing!



Hall 5'6" x 5'8" (1.7 x 1.73)

Entrance to the property is via the front uPVC door and into the hall. Internal doors lead to the living room, kitchen and bathroom. Stairs lead to the first floor accommodation.

Living Room 12'10" x 16'0" (3.93 x 4.88)

Carpeted with coving to the ceiling, central heating radiator and uPVC windows face to the front and side of the property.

Kitchen 9'1" x 9'11" (2.78 x 3.04)

Laminate flooring with coving to the ceiling and uPVC window and door face to the rear of the property. Both base height and wall mounted units with countertops, tiled splashbacks, integrated sink and drainer and space and plumbing for white goods.

Bathroom 6'2" x 5'5" (1.88 x 1.67)

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

Landing 5'9" x 7'9" (1.77 x 2.37)

Internal doors lead to all three bedrooms.

Bedroom One 9'3" x 13'4" (2.82 x 4.07)

Carpeted with coving to the ceiling, central heating radiator, two storage cupboards and uPVC window faces to the front of the property.

Bedroom Two 14'9" x 7'9" (4.5 x 2.37)

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

Bedroom Three 9'1" x 7'9" (2.78 x 2.37)

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

External

To the front of the property is a lawned garden with a driveway leading to the detached garage and rear garden. The rear garden is 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. 71.7 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		88
(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		60
(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		