



5 Old Row  
Scunthorpe, DN15 9DL  
£120,000

*Bella*  
properties

**This two bedroom mid terraced home is now offered for sale with Bella Properties in the always sought after village of Burton-upon-Stather. Ideal for first time buyers and investors, the property provides two reception rooms and two double bedrooms, offering practical and well-proportioned accommodation.**

**Situated in the village of Burton-upon-Stather, the property benefits from open views and access to local village amenities, whilst also well placed for enjoying the surrounding North Lincolnshire countryside, with attractive riverside and woodland walks close by.**

**Viewings come highly recommended to appreciate this home and are now available!**



**Kitchen** 6'7" x 5'3" (2.03 x 1.61)

Entrance to the property is via the side door and into the kitchen. A mixture of base height and wall mounted units with countertops, tiled splashbacks, integrated oven, hob and overhead extractor fan, integrated sink and drainer and space and plumbing for washer. uPVC window faces to the front of the property.

**Living Room** 14'0" x 12'3" (4.27 x 3.74)

Laminate effect flooring with coving to the ceiling, central heating radiator and uPVC window faces to the front of the property.

**Dining Room** 11'3" x 9'2" (3.45 x 2.8)

Laminate flooring with central heating radiator and uPVC French doors lead to the rear garden.

**Landing** 22'0" x 2'9" (6.73 x 0.84)

Internal doors lead to the two bedrooms and bathroom.

**Bedroom One** 14'3" x 9'2" (4.36 x 2.8)

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

**Bedroom Two** 12'3" x 12'3" (3.74 x 3.74)

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

**Bathroom** 6'3" x 5'3" (1.92 x 1.61)

Vinyl effect tiled flooring with central heating radiator and uPVC window faces to the side of the property. A three piece suite consisting of bathtub, sink and toilet.

**External**

The rear garden is of good size and mainly laid to lawn, with wooden storage shed and views of open fields.

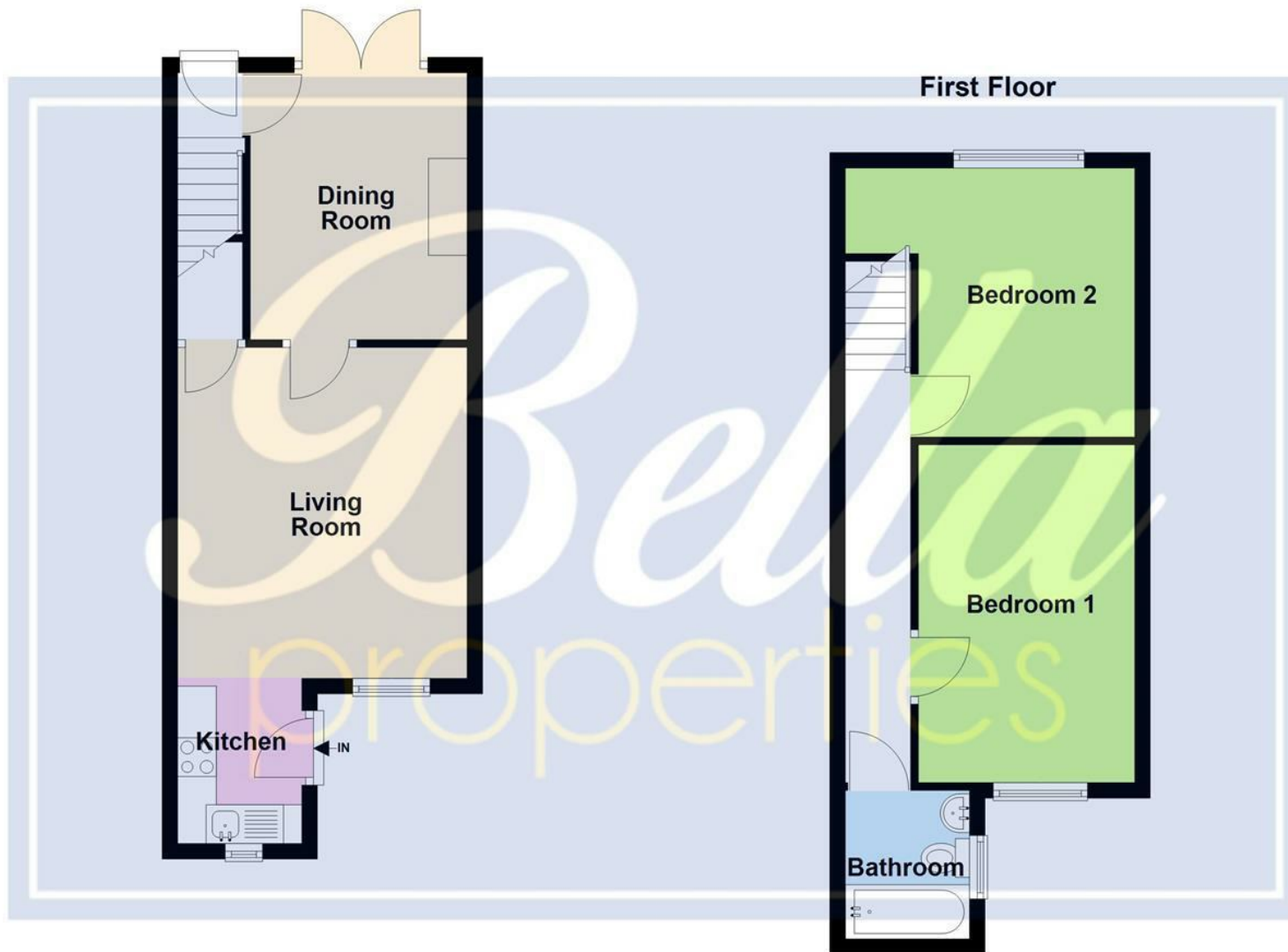
**Disclaimer**

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. 65.6 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) <b>A</b>  |         | <b>89</b> |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not energy efficient - higher running costs                     |         |           |
| <b>England &amp; Wales</b> 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) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC              |         |           |