

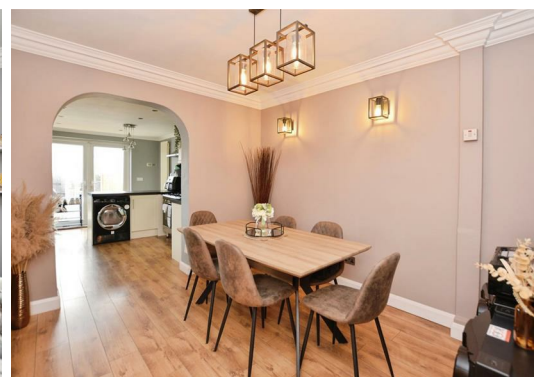
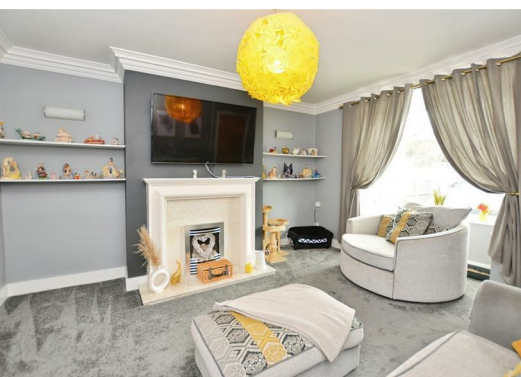


178 Messingham Road, Scunthorpe
DN17 2DB
£180,000

On the always popular Messingham Road in Scunthorpe, this beautiful three bedroom semi detached home is brought to the market by Bella Properties. Immaculately presented by the current owners, this home boasts two double bedrooms, a single, two reception rooms, modern shower room, plenty of off road parking to the front of the property and an extremely generously sized garden to the rear.

Close to amenities including local schools, shops, restaurants and transport links to further afield, this home is in a prime location. The property itself briefly comprises the entrance hallway, living room, dining room, kitchen and shower room on the ground floor, with the landing and three bedrooms on the first floor.

This home is sure to have widespread appeal. Viewings are available now by appointment only and come highly recommended!



Entrance Hall

Accessed via uPVC external door, Door leading to the living room and stairs leading to the first floor.

Living Room 14'1" x 12'11" (4.30 x 3.94)

Feature fireplace, bayed window to the front, central heating radiator and door leading to the dining room.

Dining Room 11'3" x 9'7" (3.45 x 2.94)

Central heating radiator, open arch to the kitchen and door leading to modern shower room.

Kitchen 13'1" x 12'11" (3.99 x 3.94)

uPVC window faces to the side of the property and patio doors lead externally to the garden. Base height and wall mounted units with complimentary counters and breakfast bar, tiled splashbacks, space and plumbing for white goods including space for a range cooker with overhead extractor. Central heating radiator.

Shower Room 8'11" x 5'6" (2.73 x 1.68)

Modern fully tiled shower room consisting of walk in shower, wc and hand basin. Internal door leads to storage cupboard with uPVC window facing to the side of the property.

Landing

Window to the side and doors leading to all three bedrooms.

Bedroom One 16'3" x 12'4" (4.97 x 3.76)

Good sized double room with window to the front of the property and central heating radiator.

Bedroom Two 13'0" x 9'7" (3.97 x 2.93)

Window to the rear of the property and central heating radiator.

Bedroom Three 9'8" x 6'4" (2.96 x 1.94)

Window to the rear of the property and central heating radiator.

Externally

To the front of the property is a block paved driveway offering off road parking for multiple vehicles. Access to the rear is down the side of the property through a gate. To the rear a patio area and hard standing for garage. The garden is mainly laid to lawn and extremely generous in size, with decking area with brilliant wooden constructed bar ideal for entertaining.

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.

| 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 | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

