



46 St. Davids Crescent  
Scunthorpe, DN17 2SR  
£149,950

*Bella*  
properties



**\*\* NO CHAIN \*\*** Ideal for a first time buyer or family, this three bedroom semi detached property in the always sought after area of Bottesford is brought to the market for sale by Bella Properties. The property itself briefly comprises of a hallway, living room, kitchen, W/C and garage on the ground floor with landing, three bedrooms and family bathroom on the first floor. Externally, there are lawned gardens to the front and rear with off road parking. Viewings are available immediately and come highly recommended to appreciate this home!

Located within a cul de sac, and found close to local amenities including schools, shops, motorway links and bus links, this property is certain to have widespread appeal!



**Hall** 7'0" x 3'8" (2.14 x 1.14)

Entrance to the property is via the front door and into the hall. Internal door leads to the living room, and carpeted stairs lead to the first floor accommodation.

**Living Room** 11'4" x 16'11" (3.46 x 5.16)

Carpeted with coving to the ceiling, spotlights, central heating radiator and uPVC window facing to the front of the property.

**Kitchen** 9'9" x 11'4" (2.98 x 3.46)

Vinyl effect wood flooring with coving to the ceiling, central heating radiator and uPVC window facing to the rear of the property. Base height and wall mounted wooden units with complimentary counters, tiled splashbacks, integrated oven, grill and overhead extractor fan and space and plumbing for white goods.

**W/C** 4'9" x 3'4" (1.46 x 1.03)

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

**Landing** 18'10" x 4'0" (5.75 x 1.24)

Carpeted with uPVC window and internal doors leading to all three bedrooms, family bathroom and storage cupboard.

**Bedroom One** 18'9" x 8'3" (5.73 x 2.54)

Carpeted with coving to the ceiling, central heating radiator and uPVC window facing to the front of the property. Includes built in storage.

**Bedroom Two** 10'10" x 8'8" (3.31 x 2.66)

Carpeted with coving to the ceiling, central heating radiator and uPVC window facing to the front of the property.

**Bedroom Three** 10'4" x 7'2" (3.16 x 2.2)

Carpeted with coving to the ceiling, central heating radiator and uPVC window facing to the rear of the property.

**Bathroom** 6'3" x 6'11" (1.93 x 2.13)

Carpeted with coving to the ceiling, central heating radiator and uPVC window facing to the rear of the property. A three piece suite consisting of bathtub, sink and toilet.

**External**

To the front of the property is a lawned garden with a pathway to the entrance of the property and integral garage.

Access to the rear is through a wooden gate where you will find a good sized lawned garden with patio area.

**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

Approx. 45.5 sq. metres



## First Floor

Approx. 42.5 sq. metres



Total area: approx. 88.0 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		84
(81-91) B		
(69-80) C	72	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		