



63 Burghley Road  
Scunthorpe, DN16 1JD  
£145,000

*Bella*  
properties

**\*\* NO CHAIN \*\*** Bella Properties welcomes to the market this lovely semi detached home located on Burghley Road, Scunthorpe. Ideally suited for a family or a great first time buy purchase, this home is well presented and deceptively spacious throughout comprising of the entrance hallway, living room, dining room, kitchen and shower room to the ground floor, with the landing, three bedrooms and bathroom to the first floor. Externally, there is off road parking to the front of the property, and a well presented lawned garden to the rear with patio area.

Close to local amenities including shops, restaurants, schools and transport links, this home is in a great position for everyday life. Viewings are now available and come highly recommended to appreciate this home!



**Hall** 6'0" x 13'3" (1.83 x 4.04)  
Entrance to the property is via the side door and into the hall. Carpeted with internal doors leading to the living room, dining room and shower room. Carpeted stairs lead to the first floor accommodation.

**Living Room** 13'3" x 11'11" (4.04 x 3.65)  
Carpeted with coving to the ceiling, central heating radiator and electric fireplace set on marble and wood surround. uPVC bay window faces to the front of the property, opening leads to the dining room.

**Dining Room** 15'1" x 8'5" (4.6 x 2.59)  
Carpeted with coving to the ceiling and uPVC French doors lead to the rear garden. Opening leads to the kitchen.

**Kitchen** 15'4" x 9'7" (4.68 x 2.93)  
Vinyl effect tiled flooring with coving to the ceiling, central heating radiator and uPVC windows face to the rear and side of the property. Base height units with wooden countertops, tiled splashbacks and space and plumbing for white goods. External door leads to the side of the property.

**Shower Room** 8'7" x 4'3" (2.63 x 1.32)  
Vinyl effect flooring with heated towel rail and uPVC window faces to the side of the property. A three piece suite consisting of shower cubicle, sink with vanity unit and toilet.

**Landing** 10'0" x 2'8" (3.05 x 0.83)  
Carpeted with coving to the ceiling and dual aspect windows face to the side of the property. Internal doors lead to all three bedrooms and bathroom.

**Bedroom One** 13'4" x 9'10" (4.07 x 3.01)  
Carpeted with coving to the ceiling, central heating radiator and uPVC window faces to the front of the property.

**Bedroom Two** 8'6" x 13'4" (2.6 x 4.08)  
Carpeted with coving to the ceiling, central heating radiator, built in storage and uPVC window faces to the rear of the property.

**Bedroom Three** 10'3" x 6'10" (3.13 x 2.1)  
Carpeted with coving to the ceiling, central heating radiator and uPVC window faces to the front of the property.

**Bathroom** 8'5" x 6'5" (2.58 x 1.98)

Vinyl effect flooring with coving to the ceiling, central heating radiator and uPVC windows face to the rear and side of the property. A three piece suite consisting of shower cubicle, sink with vanity unit and toilet.

### External

To the front of the property is off street parking. Access to the rear is down the side of the property. The rear garden is mainly laid to lawn with patio seating area and outbuilding for storage.

### 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. 93.4 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>		
(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		
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