



29 Roxby Road
Scunthorpe, DN15 9SX
£120,000

Bella
properties

****NO CHAIN**** Bella Properties bring to the market for sale this three bedroom semi detached property in the always popular town of Winterton. This home is ideal for first time buyers looking to put their own stamp on a home. Located close to local amenities and having transport links to nearby Scunthorpe, Barton and Hull while still maintaining a semi rural feel with open views to the rear, viewings are available now and come highly recommended to appreciate this home.

The property itself briefly comprises of a hall, living room, and kitchen/diner on the ground floor with landing, all three bedrooms and bathroom on the first floor. Externally, there are lawned gardens to both the front and rear with established shrubs, as well as a greenhouse and shed to the rear.



Hall 4'0" x 3'2" (1.22 x 0.99)

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

Living Room 11'10" x 6'2" (3.62 x 1.9)

Carpeted with coving to the ceiling, central heating radiator, wall mounted gas fireplace and uPVC window faces to the front of the property.

Kitchen/Diner 10'1" x 16'10" (3.08 x 5.14)

Vinyl effect tiled flooring with coving to the ceiling, central heating radiator, two uPVC windows face to the rear and uPVC door facing to the side of the property. Base height units with wooden countertop, tiled splashbacks, integrated sink and drainer and space and plumbing for white goods. Internal door leads to storage.

Landing 8'11" x 6'1" (2.73 x 1.87)

Internal doors lead to all three bedrooms. uPVC window faces to the side of the property.

Bedroom One 14'1" x 10'4" (4.3 x 3.17)

Carpeted with central heating radiator, built in storage and uPVC window faces to the front of the property.

Bedroom Two 7'10" x 10'5" (2.4 x 3.18)

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

Bedroom Three 7'11" x 6'1" (2.42 x 1.87)

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

Bathroom 6'1" x 4'9" (1.87 x 1.45)

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

External

To the front of the property is a lawned garden with established shrubs, and a pathway down the side of the property to the rear garden. The rear garden is laid to lawn with established shrubs, greenhouse and storage shed.

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.

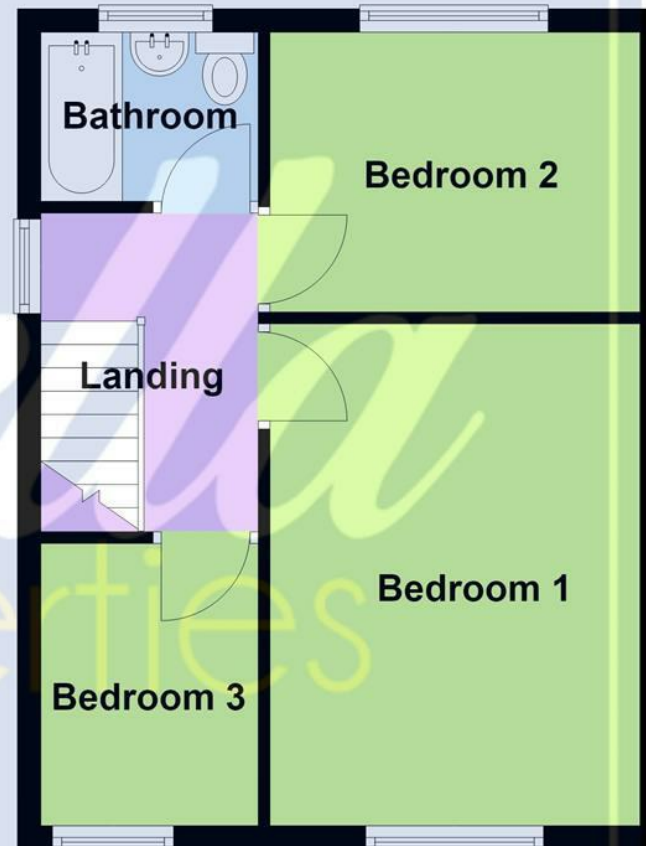




Ground Floor



First Floor



Total area: approx. 69.9 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			80
(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			
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	