



15 Gloucester Avenue
Scunthorpe, Lincolnshire DN16 2DN
£160,000

Bella
properties

**** BEAUTIFULLY PRESENTED HOME! **** Ideal for families, this three bedroom semi detached property is brought to the market for sale by Bella Properties. With very tasteful décor throughout, this home is situated in the popular Lincoln Gardens area of Scunthorpe close to schools, local amenities, Ashby High Street and Scunthorpe Town Centre.

The property itself briefly consists of an entrance hall, living room, spacious kitchen/diner, landing, three bedrooms and family bathroom. Externally there is off road parking to the front and a fully enclosed rear garden with patio and gravelled area, ideal for entertaining. Viewings are available now and come highly recommended.



Hall

Entrance to the property is gained via the uPVC front door into the hallway with two uPVC window to the front of the property. Stairs lead to the first floor accommodation and doors lead to the living room and kitchen/diner.

Living Room 8'11" x 11'0" (2.74 x 3.36)

Carpeted throughout with central heating radiator, bay uPVC window to the front of the property and feature ornamental fireplace with brick surround, brick hearth and wooden mantel.

Kitchen/Diner 21'10" x 11'6" (6.68 x 3.51)

Open plan kitchen/diner. A variety of base height and wall mounted cream units with complimentary wooden counters and tiled splashbacks. Sink and drainer with space for white goods and oven. Spotlights to the ceiling, central heating radiator, uPVC window to the rear of the property and double uPVC doors to the rear garden.

Landing

uPVC window to the side of the property and doors leading to all three bedrooms and family bathroom.

Bedroom One 14'3" x 11'4" (4.35 x 3.46)

Carpeted throughout with central heating radiator and uPVC window to the front of the property. Includes built in wardrobes.

Bedroom Two 14'3" x 9'2" (4.35 x 2.80)

Carpeted throughout with central heating radiator and uPVC window to the rear of the property. Includes built in wardrobes.

Bedroom Three 8'0" x 9'8" (2.44 x 2.95)

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

Family Bathroom

Three piece white suite consisting of shower cubicle, toilet and sink with vanity unit. Tiled flooring with heated towel rail and white uPVC window to the rear of the property.

External

To the front of the property is block paved driveway with a well presented, low maintenance garden and a side gate

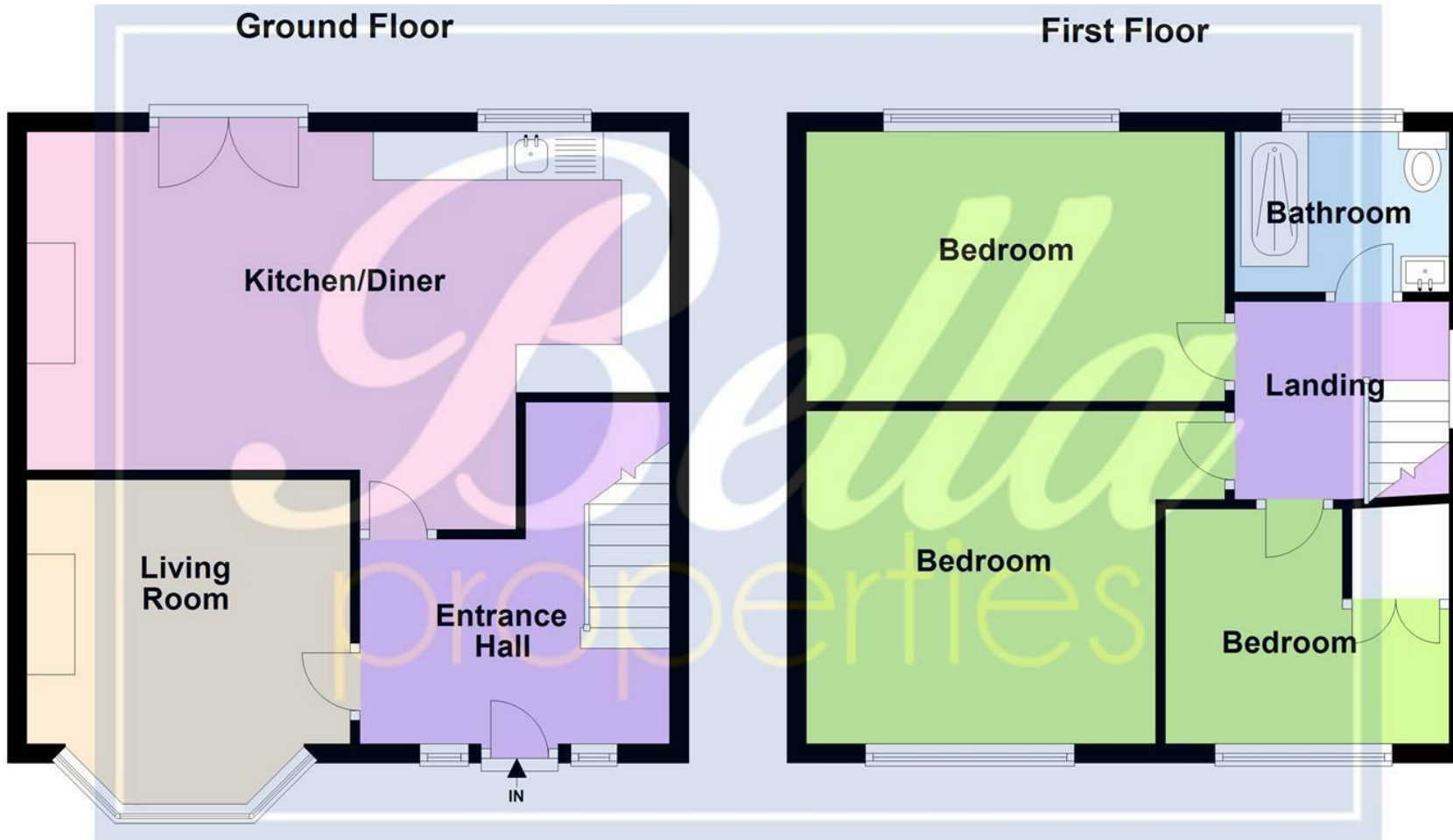
leading to the rear garden. To the rear is a fully enclosed rear garden with patio and gravelled areas, ideal for entertaining, with storage shed.

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.







Total area: approx. 918.2 sq. feet

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		
(81-91) B		
(69-80) C	74	80
(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		
		EU Directive 2002/91/EC