



8 Plymouth Road  
Scunthorpe, DN17 1TL  
£161,700

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properties

Located on the always popular Plymouth Road, Scunthorpe, this three bedroom semi-detached home is proudly brought to the market by Bella Properties. This home is deceptively spacious and is sure to appeal to first time buyers and families. Viewings are available now and come highly recommended!

Just walking distance from the colleges and local schools, with travel links to the town centre and high street, it boasts three sizeable bedrooms, a well-equipped bathroom, downstairs W/C, a spacious lounge and a detached garage.



**Hall** 5'0" x 4'2" (1.53 x 1.28)

Entrance to the property is via the front door and into the hall. Internal doors lead to storage cupboard, living room and W/C.

**W/C** 2'9" x 5'5" (0.86 x 1.66)

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

**Living Room**

Laminate flooring with coving to the ceiling, two central heating radiators, electric fireplace set on marble and wood effect surround and uPVC bay window faces to the front of the property. Stairs lead to the first floor accommodation.

**Kitchen/Dining Room** 10'11" x 20'0" (3.33 x 6.1)

Vinyl effect tiled flooring with coving to the ceiling, uPVC window faces to the rear of the property and uPVC sliding doors lead to the rear of the property. Base height and wall mounted units with countertops and splashbacks, and integrated appliances with space and plumbing for washer.

**Landing** 12'6" x 8'2" (3.82 x 2.49)

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

**Bedroom One** 12'4" x 11'6" (3.76 x 3.51)

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

**Bedroom Two** 11'6" x 12'6" (3.51 x 3.82)

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

**Bedroom Three** 8'2" x 9'9" (2.49 x 2.98)

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

**Bathroom** 9'10" x 5'11" (3.01 x 1.81)

Vinyl effect flooring with coving to the ceiling, heated towel rail and uPVC window faces to the rear of the property. A three piece suite consisting of bathtub with overhead shower, sink and toilet.

**External**

To the front of the property is a lawned garden with a driveway for off road parking. The driveway leads to the

detached, brick built garage and rear garden. The rear garden has a patio area, ideal for entertaining, with a raised lawned garden.

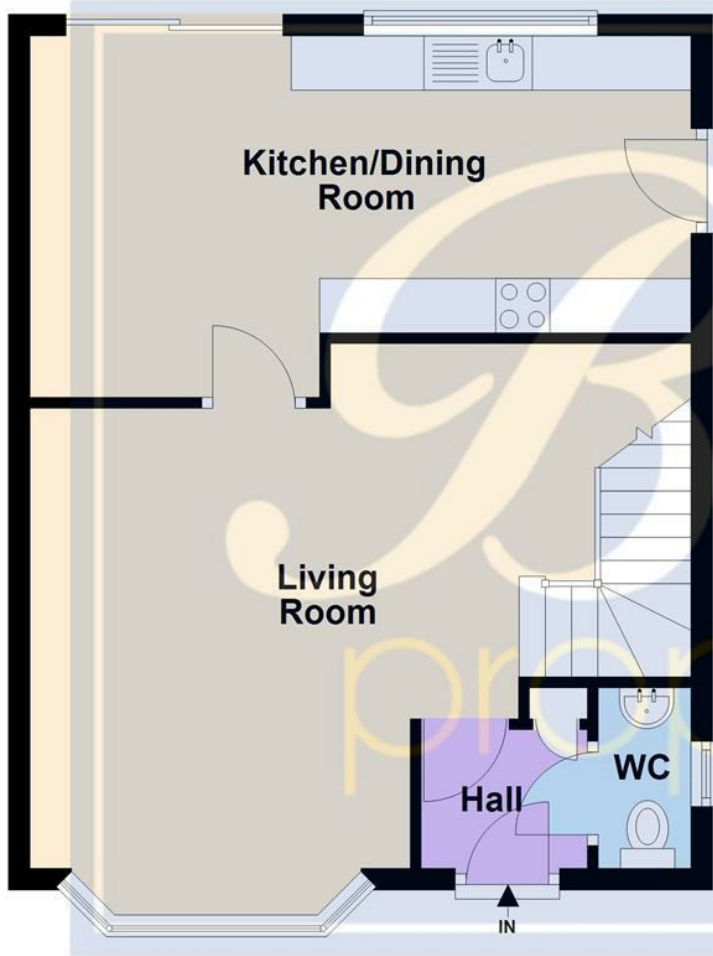
**Disclaimer**

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## Ground Floor



## First Floor



Total area: approx. 93.1 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		
(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 <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		
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