



60 Healey Road  
Scunthorpe, DN16 1HS  
£145,000

*Bella*  
properties

**\*\* NO CHAIN \*\* Absolutely ideal for a first time buyer or family, Bella Properties welcomes to the market this deceptively spacious three bedroom semi detached home located on Healey Road in Scunthorpe. With great size rooms throughout, this home briefly comprises of the entrance hall, living room, spacious kitchen with separate utility and study to the ground floor, with the landing, three bedrooms, bathroom and W/C to the first floor. Externally, there are well presented lawned gardens to both the front and rear of the property.**

**Beautifully maintained throughout, this house is ready for any buyer to make it a home! In a location close to local schools, shops and transport links to further afield, viewings are now available and come highly recommended - contact us today!**



**Hall** 4'8" x 10'2" (1.43 x 3.12)

Entrance to the property is via the front door and into the hall. Opening leads to the living room and kitchen. Stairs lead to the first floor accommodation.

**Living Room** 18'10" x 10'5" (5.76 x 3.19)

Laminate flooring with coving to the ceiling, central heating radiator, uPVC window faces to the front of the property and uPVC French doors lead to the rear garden.

**Kitchen** 18'11" x 11'7" (5.77 x 3.55)

Wooden flooring with coving to the ceiling, central heating radiator and uPVC windows face to the front and rear of the property. Base height and wall mounted units with countertops and tiled splashbacks, integrated sink and drainer and integrated oven, hob and overhead extractor fan. Includes built in under stairs storage, ample room for dining; opening leads to the utility.

**Study** 10'2" x 5'8" (3.1 x 1.75)

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

**Utility** 8'3" x 5'8" (2.53 x 1.75)

Wooden flooring with central heating radiator, uPVC window faces to the rear of the property and external door leads to the side of the property. Countertop with space and plumbing for white goods.

**Landing** 7'10" x 1'5" (2.4 x 0.45)

Laminate flooring with uPVC window facing to the rear of the property and internal doors lead to all three bedrooms, bathroom and W/C.

**Bedroom One** 13'6" x 8'6" (4.14 x 2.61)

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

**Bedroom Two** 6'6" x 10'4" (2.0 x 3.17)

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

**Bedroom Three** 8'11" x 7'4" (2.74 x 2.26)

Vinyl effect flooring with central heating radiator and uPVC window faces to the rear of the property.

**Bathroom** 4'11" x 5'5" (1.52 x 1.67)

A two piece suite consisting of bathtub and overhead shower, and sink with vanity unit. Tiled walls, heated towel rail and uPVC window faces to the side of the property.

**W/C** 4'2" x 3'8" (1.28 x 1.12)

W/C with tiled flooring and tiled walls, and window faces to the rear.

**External**

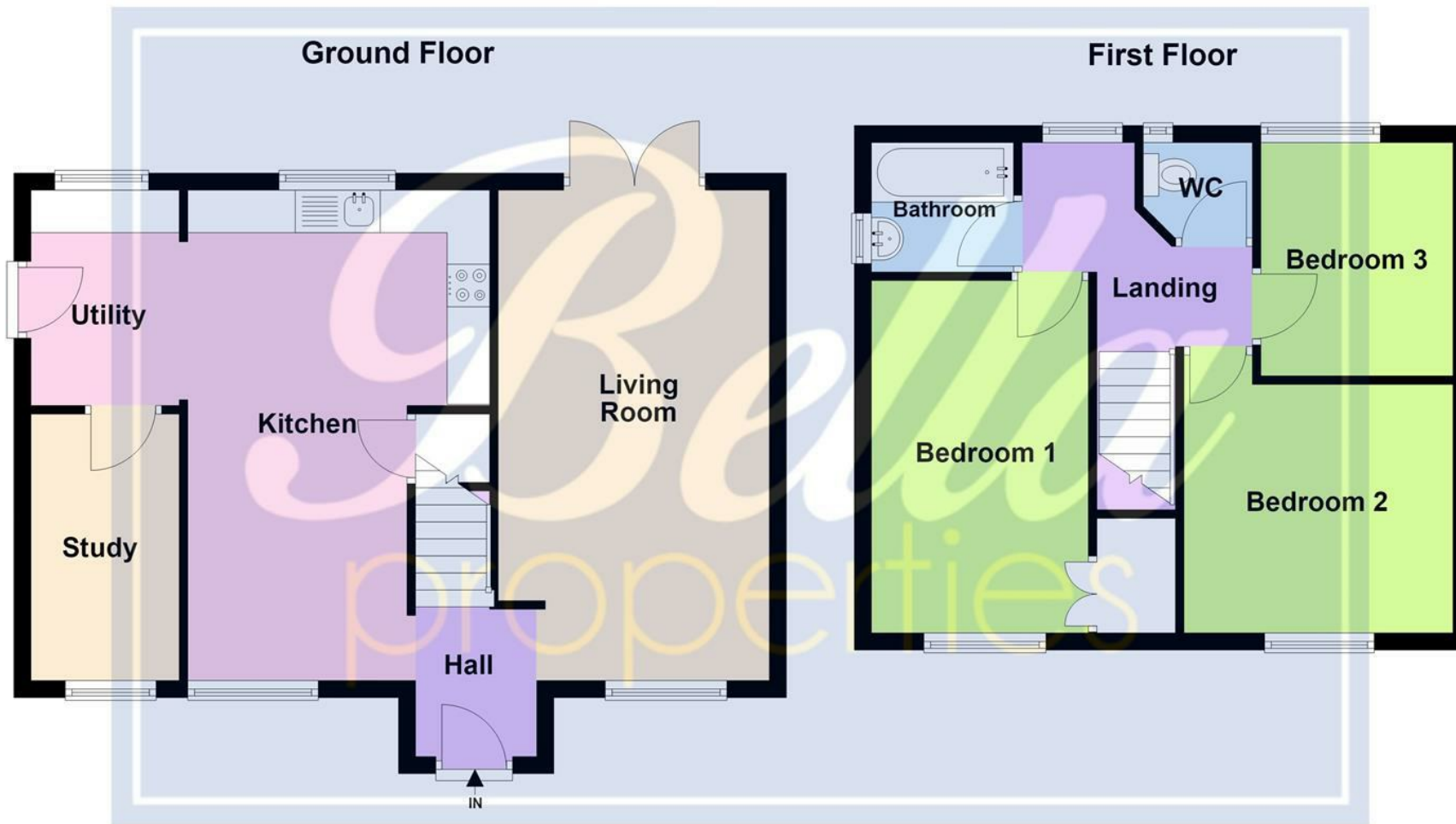
To the front of the property is a lawned garden with tiled patio area which leads down the side of the property to the generously sized mainly lawned rear garden.

**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. 90.9 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) <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>		
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