



98 Valley View Drive
Scunthorpe, DN16 3TB
£140,000

Bella
properties

Situated in the always popular Bottesford area of Scunthorpe, for sale is this two bedroom semi detached house on Valley View Drive. This lovely home is well maintained and would be ideal for first-time buyers or investors looking to add to their portfolio, close to many handy amenities including schools, shops, restaurants as well as Bottesford Beck.

This property briefly comprises a living room and kitchen on the ground floor, with a landing, two bedrooms, and a bathroom on the first floor. Externally, the property benefits from a driveway offering off road parking and a lawned garden to the rear.

Viewings come highly recommended and are available now!



Living Room 14'7" x 12'1" (4.46 x 3.7)

Carpeted and featuring a wall-mounted electric fireplace, this room includes a central heating radiator, a uPVC bay window facing the front of the property, and a uPVC door leading to the driveway. Carpeted stairs lead to the first-floor accommodation.

Kitchen 8'9" x 12'0" (2.67 x 3.68)

Tiled effect vinyl flooring with spotlights, central heating radiator and uPVC window and door lead to the rear garden. A variety of base height and wall mounted units with countertops and splashbacks, integrated oven, hob and overhead extractor fan, integrated sink and drainer and space and plumbing for white goods.

Landing 2'11" x 8'9" (0.89 x 2.69)

uPVC window faces to the side of the property and internal doors lead to the two bedrooms and bathroom.

Bedroom One 8'5" x 12'1" (2.58 x 3.7)

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

Bedroom Two 8'9" x 12'1" (2.67 x 3.7)

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

Bathroom 5'2" x 8'10" (1.59 x 2.71)

Wooden effect vinyl flooring with spotlights, central heating radiator and built in storage. 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 which leads to the rear garden which is mainly laid to lawn with patio area and wooden storage shed.

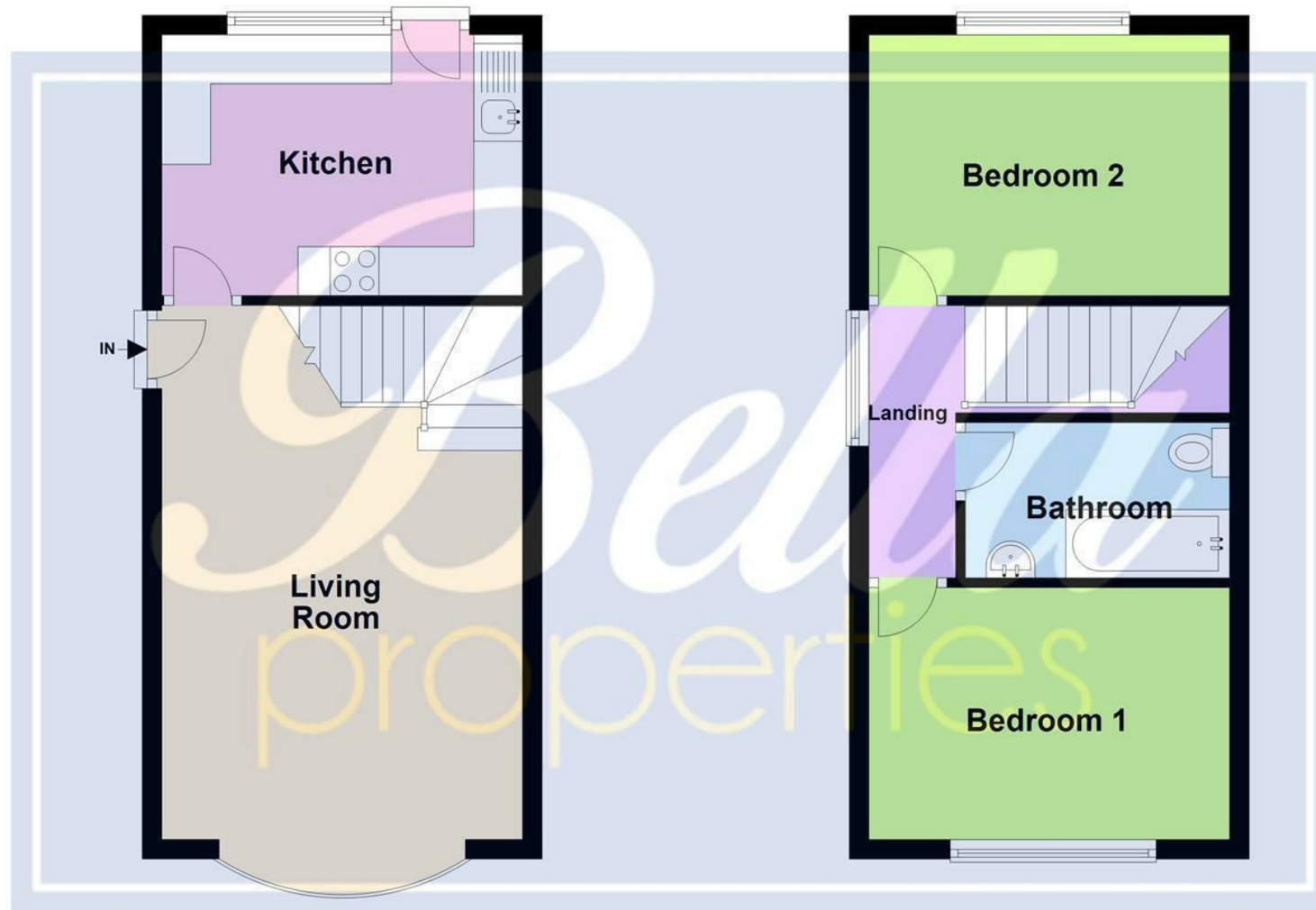
Disclaimer

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Ground Floor



First Floor



Total area: approx. 57.5 sq. metres (619.2 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			88
(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			72
(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	