



70 Willoughby Road  
Scunthorpe, DN17 2DH  
£117,000

*Bella*  
properties

**Bella Properties welcomes to the market this fantastic opportunity for first-time buyers, investors, and families alike! Located on Willoughby Road in Scunthorpe, this three bedroom semi detached home is now available for viewings. Deceptively spacious inside and out, this home boasts a good size plot and is offered for sale with no onward chain.**

**The property itself briefly comprises of the entrance hallway, living room, kitchen/diner, utility and two storage rooms to the ground floor, with the landing, three bedrooms and family bathroom to the first floor. Externally, the property comes with well presented, low maintenance gardens to both the front and rear.**

**Ready for any buyer to make their own, viewings are now available by appointment only.**



**Hallway** 10'9" x 5'11" (3.29 x 1.82)

Entrance to the property is via the front uPVC door and into the hallway. Wooden flooring with coving to the ceiling and central heating radiator. Internal doors lead to the living room and kitchen/diner, and carpeted stairs lead to the first floor accommodation.

**Living Room** 11'9" x 13'10" (3.59 x 4.22)

Carpeted with coving to the ceiling, central heating radiator, electric fireplace set on brick surround and uPVC bay window faces to the front of the property. Further uPVC window faces to the side of the property.

**Kitchen/Diner** 8'11" x 20'2" (2.73 x 6.16)

Mainly carpeted with part laminate flooring, coving to the ceiling, central heating radiator and uPVC window faces to the rear of the property. Base height units with countertop, tiled splashbacks, integrated sink and drainer and space for fridge/freezer. Window and door face to the utility.

**Utility** 6'0" x 7'1" (1.85 x 2.18)

Vinyl effect flooring with space and plumbing for white goods. Window and door lead to the rear garden.

**Storage**

Two storage spaces measuring 2.188m x 0.95m and 2.17m x 2.18m.

**Landing** 7'11" x 6'3" (2.43 x 1.91)

Carpeted with internal doors leading to all three bedrooms, bathroom and storage cupboard.

**Bedroom One** 10'9" x 11'9" (3.3 x 3.6)

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

**Bedroom Two** 13'6" x 8'8" (4.13 x 2.66)

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

**Bedroom Three** 9'7" x 6'10" (2.93 x 2.09)

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

**Bathroom** 5'6" x 8'0" (1.7 x 2.44)

Vinyl effect flooring with coving to the ceiling, tiled walls, central heating radiator and two uPVC windows face 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 well presented lawned garden with a pathway to the entrance of the property. The rear garden is low maintenance with grassed areas and established shrubs.

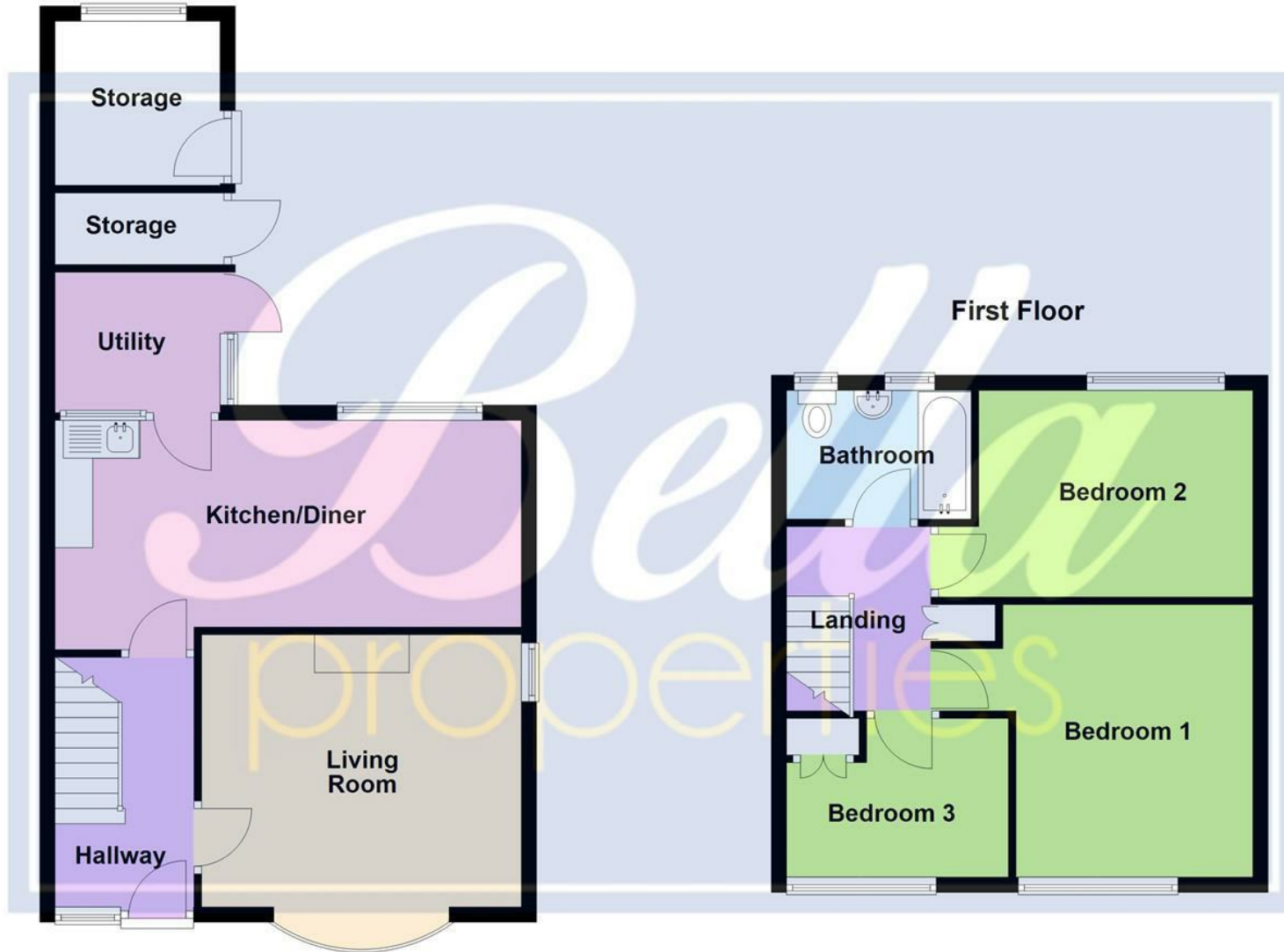
**Disclaimer**

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



Total area: approx. 90.6 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		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
		EU Directive 2002/91/EC