



14 Westburn Way
Scunthorpe, DN15 8FB
£115,000

Bella
properties

Bella Properties are pleased to offer this lovely two bedroom semi detached home in the popular Berkeley area of Scunthorpe. Situated on a quiet close, this home is extremely well presented throughout and briefly comprises the kitchen and living room on the ground floor, with the landing, two double bedrooms and three piece bathroom to the first floor. Externally, there are low maintenance gardens to both the front and rear, with a block paved driveway to the side of the property for off road parking.

The areas popularity is mainly driven by its locality to good schools, handy retail park as well as the motorway and transport links. Ideal for a first time buyer or investor, viewings on this property are available immediately and come highly recommended.



Kitchen**9'8" x 12'0" (2.95 x 3.68)**

Entrance to the property is via the side door and into the kitchen. Vinyl effect tiled flooring with central heating radiator and uPVC window faces to the front of the property. A mixture of base height and wall mounted units with countertops, tiled splashbacks, integrated oven, hob and overhead extractor fan, integrated stainless steel sink and drainer and space and plumbing for white goods.

Living Room**14'4" x 12'0" (4.37 x 3.68)**

Carpeted with central heating radiator, gas fireplace set on marble and wood effect surround and uPVC French doors lead to the rear garden. Carpeted stairs lead to the first floor accommodation.

Landing

Carpeted with internal doors leading to the two bedrooms and bathroom.

Bedroom One**9'9" x 12'0" (2.98 x 3.68)**

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

Bedroom Two**11'2" x 8'8" (3.41 x 2.65)**

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

Bathroom**4'5" x 7'10" (1.37 x 2.39)**

Vinyl effect flooring with tiled walls, central heating radiator 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 and side of the property is a block paved driveway for off road parking. The property comes with a low maintenance 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.





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	70	75
(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		
	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		
England & Wales EU Directive 2002/91/EC		

Total area: approx. 54.5 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, independant investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.

Plan produced using PlanUp.