



50 Byfield Road
Scunthorpe, Lincolnshire DN17 1RL
£130,000

Bella
properties

Offered with no forward chain for ease of purchase, Bella Properties welcomes to the market this lovely three bedroom semi detached home located on Byfield Road, Scunthorpe. This property is an ideal purchase for a first time buyer and briefly comprises the entrance hallway, kitchen, living room and garage on the ground floor, with the landing, three bedrooms and bathroom on the first floor. Externally, there are low maintenance gardens to both the front and rear, with the added benefit of off road parking.

This home is ready to move straight into and is in a prime position close to many local amenities such as schools, shops, colleges, transport links and more. Viewings come highly recommended to appreciate this home, and are available now!



Hallway 11'3" x 5'10" (3.44 x 1.78)

Entrance to the property is via the side uPVC door and into the hallway. Carpeted with coving to the ceiling, central heating radiator and doors lead to the kitchen, living room and understairs storage cupboard. Carpeted stairs lead to the first floor accommodation.

Living Room 11'11" x 16'9" (3.65 x 5.11)

Carpeted with coving to the ceiling, central heating radiator, electric fireplace set on marble and wood effect surround, and uPVC window and sliding doors face to the rear garden.

Kitchen 15'0" x 8'2" (4.59 x 2.49)

Vinyl effect tiled flooring with central heating radiator and uPVC windows face to the front and side of the property. Base height and wall mounted wooden units with complimentary countertops, tiled splashbacks, integrated oven, gas hob and overhead extractor fan, integrated stainless steel sink and drainer and space and plumbing for white goods.

Landing 8'10" x 9'10" (2.71 x 3.02)

Carpeted with internal doors leading to three bedrooms and bathroom.

Bedroom One 8'1" x 16'9" (2.47 x 5.11)

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

Bedroom Two 9'6" x 11'10" (2.9 x 3.62)

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

Bedroom Three 11'11" x 6'11" (3.65 x 2.11)

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

Bathroom 5'9" x 6'4" (1.77 x 1.94)

Vinyl effect flooring with tiled walls, central heating radiator and uPVC window faces to the side of the property. A three piece suite consisting of bathtub, sink and toilet.

External

To the front of the property is a low maintenance garden with a driveway for off road parking which leads to the integral garage measuring 4.59m x 2.52m. Access to the rear is down the side of the property to the garden which is mainly lawn.

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



Total area: approx. 92.0 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			73
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	49		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	42		
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	