



18 Anderson Road
Scunthorpe, DN16 1PU
£62,500

Bella
properties

We are pleased to present to the market this two bedroom first floor flat available for sale through Bella Properties. Suited ideally for first-time buyers or investors, this property offers an excellent opportunity to put your stamp on a blank canvas.

The property itself comprises the entrance hallway, kitchen, living room, storage room, utility, inner hallway, two double bedrooms, bathroom and balcony.

In a convenient location, this property is well-connected with excellent public transport links, as well as easy reach of amenities such as shops and restaurants. Viewings are now available!



Hall 6'11" x 3'0" (2.12 x 0.92)

Entrance to the property is via the side door and into the hall. Internal doors lead to the kitchen, storage cupboard, utility and living room.

Living Room 12'11" x 16'0" (3.95 x 4.9)

Carpeted with coving to the ceiling, central heating radiator and uPVC window facing to the front.

Kitchen 8'8" x 8'9" (2.65 x 2.68)

Vinyl effect flooring with central heating radiator and uPVC window facing to the rear of the property. Base height and wall mounted units with complimentary countertops, tiled splashbacks, integrated stainless steel sink and drainer and space for oven.

Inner Hall 6'2" x 2'6" (1.89 x 0.77)

Internal doors lead to the living room, two bedrooms and bathroom.

Bedroom One 10'1" x 13'11" (3.08 x 4.26)

Carpeted with central heating radiator, built in wardrobe and uPVC window facing to the front.

Bedroom Two 11'6" x 9'4" (3.53 x 2.87)

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

Bathroom 8'8" x 6'2" (2.65 x 1.89)

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

Utility 3'0" x 5'4" (0.92 x 1.63)

Base height unit with space and plumbing for white goods.

Storage 3'6" x 5'4" (1.09 x 1.63)

Additional storage space.

External

Access to the balcony is via the living room. Balcony measures 0.88m x 2.81m.

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.





Floor Plan



Total area: approx. 65.7 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 | 78 | 80 |
| (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 |