



11 Old Brumby Street
Scunthorpe, Lincolnshire DN16 2DA
£225,000

Bella
properties

The rare opportunity has arisen to purchase this three bedroom semi detached home located on the always sought after Old Brumby Street, Scunthorpe. With tasteful décor throughout by the current owners with heaps of charm and character, this home is ready for any lucky buyer to move into and briefly comprises the entrance hallway, W/C, living room, spacious open plan kitchen/diner and downstairs utility/shower room. Upstairs, you will find the landing serving the three bedrooms and four piece family bathroom. Externally, there is a lawned garden to the front of the property with a driveway for off road parking, and a good sized lawned garden to the rear with detached garage and bar.

In a position close to local amenities, this property is sure to have widespread appeal. Contact us today to avoid missing out!



Hallway 7'5" x 13'5" (2.27 x 4.1)

Entrance to the property is via the front door into the hallway. Vinyl effect tiled flooring with central heating radiator and further window to the side of the property. Doors leading to the living room, kitchen/diner and W/C with stairs leading to the first floor.

Living Room 11'10" x 11'10" (3.63 x 3.62)

Wooden flooring with coving to the ceiling, central heating radiator and open fireplace. uPVC bay window faces to the front of the property.

Kitchen/Diner

A great open plan space with tiled flooring, three central heating radiators, spotlights and uPVC window faces to the side of the property with uPVC French doors to the rear garden. Kitchen units with breakfast bar, integrated oven, grill, hob and sink.

W/C 2'7" x 4'8" (0.79 x 1.44)

Downstairs W/C.

Utility/Shower Room 7'5" x 7'2" (2.27 x 2.19)

Corner shower cubicle with countertop and space and plumbing for white goods. uPVC windows face to the rear and side of the property.

Landing 8'8" x 7'3" (2.65 x 2.23)

Fully carpeted throughout with uPVC window to the side of the property. Doors leading to all three bedrooms and family bathroom.

Bedroom One 11'10" x 11'10" (3.63 x 3.62)

A good sized bedroom, fully carpeted throughout with central heating radiator. uPVC window to the front of the property. Coving to the ceiling.

Bedroom Two 11'10" x 11'10" (3.63 x 3.62)

Fully carpeted throughout with coving to the ceiling and central heating radiator. uPVC window to the rear of the property.

Bedroom Three 7'5" x 7'7" (2.27 x 2.33)

Fully carpeted throughout with central heating radiator and uPVC window to the front of the property.

Bathroom 8'5" x 7'3" (2.59 x 2.23)

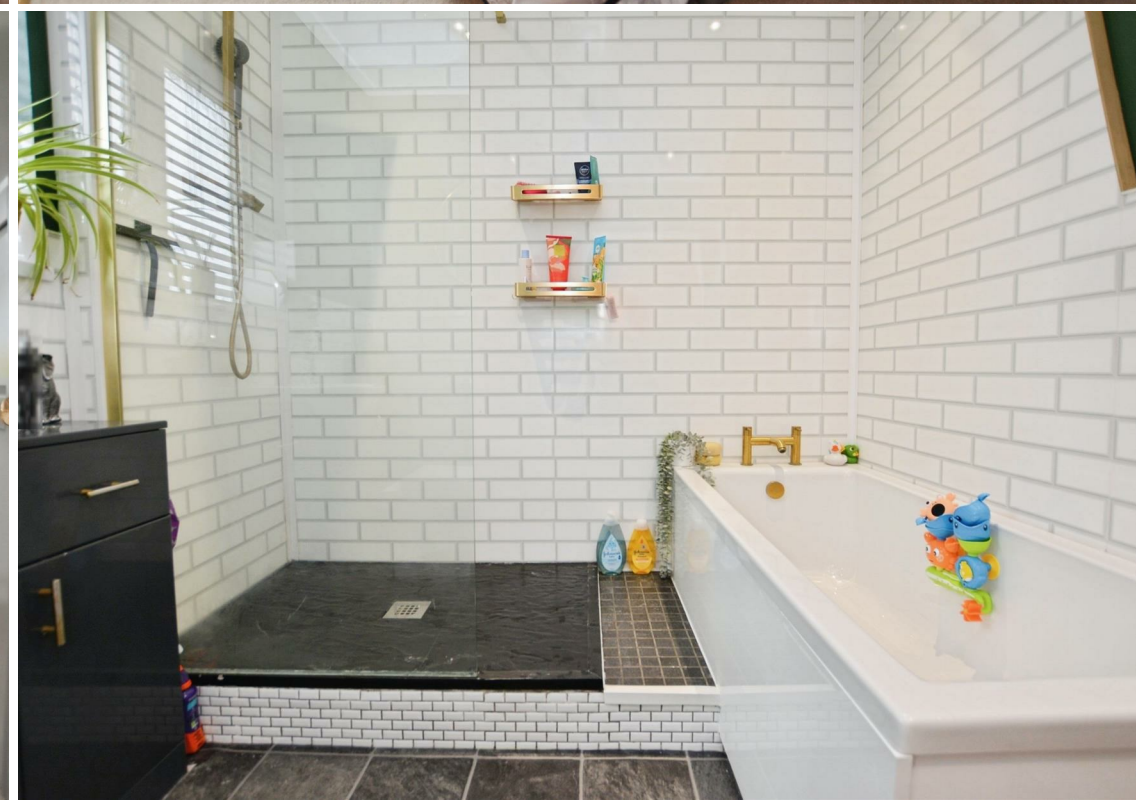
Vinyl effect tiled flooring with part tiled walls, heated towel rail and uPVC window faces to the side of the property. A four piece suite consisting of bathtub, shower, toilet and sink with vanity unit.

External

To the front of the property is a lawned garden with a driveway down the side of the property for off road parking. The driveway leads to the detached brick built garage, bar with electrics and rear garden. The rear garden is of good size and mainly laid to lawn with 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.

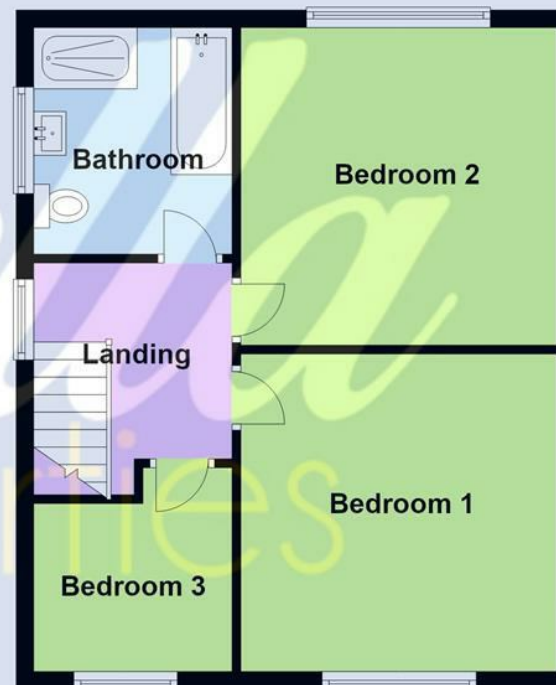




Ground Floor



First Floor



Total area: approx. 96.4 sq. metres (1037.1 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				
(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 (CO₂) 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		