



43 Bushfield Road  
Scunthorpe, DN16 1ND  
£145,000

*Bella*  
properties

**Sold with no forward chain for ease of purchase, Bella Properties welcomes to the market this three bedroom semi detached home, located on the always popular Bushfield Road, Scunthorpe. Ideally suited for families or first time buyers, the property is located in a vibrant area with convenient access to public transport links, local amenities, nearby schools, and parks.**

**Internally, the property offers spacious living with three well-appointed bedrooms. The first and second bedrooms are of a double size and the third bedroom is a comfortable single room, perfect for a child or a home office. The property also boasts an extended kitchen and two reception rooms.**

**Overall, this property offers a great opportunity to acquire a well-located, spacious family home with a range of desirable features. We highly recommend arranging a viewing to truly appreciate what this property has to offer!**



**Hallway** 6'5" x 10'10" (1.96 x 3.32)

Entrance to the property is via the front door and into the hallway. Vinyl effect flooring with internal doors leading to the living room, kitchen and understairs storage cupboard. Carpeted stairs lead to the first floor accommodation.

**Living Room** 10'6" x 11'11" (3.22 x 3.65)

Open plan with the dining room. Carpeted with coving to the ceiling, central heating radiator and bay window faces to the front of the property.

**Dining Room** 11'10" x 11'5" (3.62 x 3.48)

Carpeted with coving to the ceiling, central heating radiator, gas fireplace set on marble and wood surround and bay window faces to the rear of the property.

**Kitchen** 16'6" x 6'11" (5.04 x 2.13)

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

**Landing** 9'2" x 7'8" (2.81 x 2.35)

Carpeted with coving to the ceiling and window faces to the side of the property. Internal doors lead to all three bedrooms and bathroom.

**Bedroom One** 11'9" x 11'5" (3.6 x 3.49)

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

**Bedroom Two** 10'7" x 10'9" (3.24 x 3.29)

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

**Bedroom Three** 7'3" x 7'8" (2.22 x 2.35)

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

**Bathroom** 5'6" x 6'11" (1.7 x 2.13)

Vinyl effect flooring with central heating radiator and 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 of the property is a gravelled garden with a driveway for off road parking. The driveway leads to the rear garden which is mainly laid to lawn with patio area and storage shed.

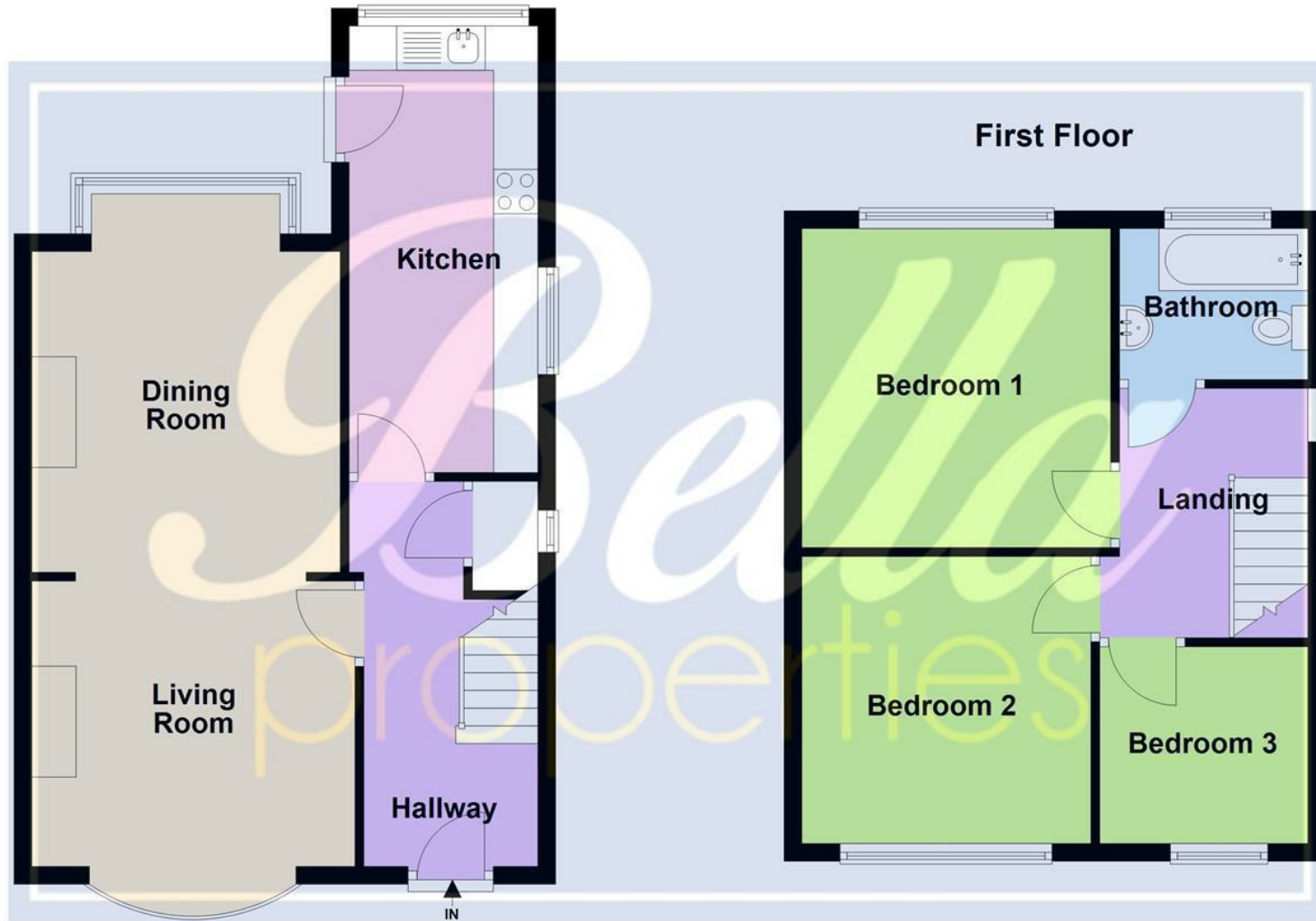
**Disclaimer**

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. 85.8 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