**5 Park Avenue**
**Scunthorpe, DN17 2PB**
**£180,000**

Bella properties

**Located on Park Avenue in the always popular Bottesford area of Scunthorpe, this well maintained three bedroom semi detached property is brought to the market for sale by Bella Properties. This home is absolutely ideal for families or first time buyers alike with its position close to local amenities such as shops, schools and transport links.**

**The property itself briefly comprises of an entrance hallway, spacious lounge/diner and kitchen on the ground floor with the landing, three bedrooms and bathroom on the first floor. Externally, there are well maintained gardens to both the front and rear of the property, a detached, brick built garage and the rear garden boasting a great level of privacy in a non-overlooked position.**

**Viewings are available now and come highly recommended to appreciate this lovely home!**

**Hall** 6'3" x 11'8" (1.91 x 3.57)
Entrance to the property is via the side door and into the hall. Carpeted with coving to the ceiling and window facing to the lounge. Internal doors lead to the lounge/diner, kitchen and storage cupboard with carpeted stairs to the first floor accommodation. uPVC window face to the rear of the property.

**Kitchen** 8'3" x 12'11" (2.54 x 3.96)
Vinyl effect flooring with coving to the ceiling, central heating radiator and uPVC window and door face to the rear of the property with further dual windows to the lounge/diner. A variety of base height and wall mounted wooden units with countertops and tiled splashbacks, integrated oven, hob and overhead extractor fan, integrated sink and drainer, integrated dishwasher and space and plumbing for washing machine.

**Lounge/Diner** 16'5" x 19'8" (5.02 x 6.0)
Carpeted with coving to the ceiling, central heating radiator, gas fireplace and three uPVC windows face to the front of the property.

**Landing** 9'8" x 13'0" (2.95 x 3.97)
Carpeted with coving to the ceiling, uPVC window faces to the side of the property and internal doors lead to the three bedrooms and bathroom.

**Bedroom One** 11'9" x 13'2" (3.6 x 4.03)
Carpeted with coving to the ceiling, central heating radiator, built in wardrobes and dual uPVC windows face to the front of the property.

**Bedroom Two** 13'0" x 9'8" (3.97 x 2.95)
Carpeted with coving to the ceiling, central heating radiator and uPVC window faces to the rear of the property.

**Bedroom Three** 11'9" x 6'1" (3.6 x 1.87)
Carpeted with coving to the ceiling, central heating radiator and uPVC window faces to the front of the property.

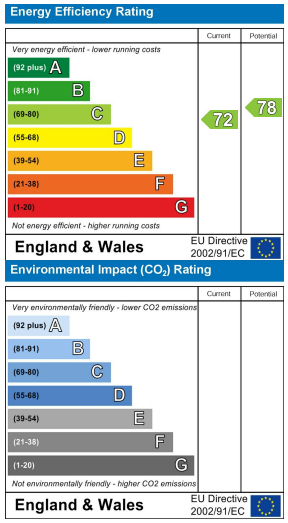
**Bathroom** 8'5" x 6'5" (2.58 x 1.97)
Wooden flooring with tiled walls, central heating radiator and uPVC window faces to the rear of the property. A three piece suite consisting of shower cubicle, sink with vanity unit and toilet.

**External**
To the front of the property is a gravelled garden with shrubs, and a driveway for off road parking which leads to the detached, brick built garage and rear garden. The rear garden is beautifully presented with patio area and lawn, established shrubs and borders and an excellent level of privacy.

**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.

Total area: approx. 91.9 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.

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