



**9 West Street, Scunthorpe
DN15 9BB
£152,000**

**** NO CHAIN **** In the delightful village of West Halton, Bella Properties welcomes to the market this lovely three bedroom semi detached home. Absolutely ideal for a first time buyer or landlord looking to add to their rental portfolio, this low maintenance home briefly comprises the kitchen diner, living room, three bedrooms and bathroom. Externally, there is well presented gardens to both the front and rear, as well as two parking spaces.

Found in a quiet location close to local village amenities and only a short drive from nearby Winterton, Barton upon Humber and Scunthorpe, viewings are available immediately and come highly recommended to appreciate this home!



Hallway

Enter the property through uPVC door, Stairs leading to the first floor and door leading to the living room.

Living Room

13'0" x 12'9" (3.98 x 3.89)

Wood effect laminate flooring with coving to the ceiling and storage heaters. uPVC window faces to the front of the property. Door to understairs storage cupboard.

Kitchen Diner

15'9" x 10'9" (4.82 x 3.28)

Half wood effect laminate flooring and half vinyl flooring in the kitchen area. Two uPVC window facing to the rear of the property. Base height and wall mounted units with counters, tiled splashbacks, integrated sink and drainer and space and plumbing for white goods. External door leading out to the side of the property.

Landing

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

Bedroom One

12'7" x 8'11" (3.86 x 2.73)

Fully carpeted with window to the front of the property and storage heater.

Bedroom Two

11'2" x 8'11" (3.41 x 2.73)

Fully carpeted with window to the rear of the property and storage heater.

Bedroom Three

7'6" x 6'6" (2.30 x 1.99)

Fully carpeted with window to the front of the property and storage heater.

Bathroom

6'6" x 5'4" (1.99 x 1.64)

Fitted vinyl flooring with frosted glass window to the rear of the property. Three piece bathroom suite consisting of bath, hand basin and low low level wc. Door to the storage cupboard.

Externally

Low maintenance front garden with steps leading up the the front door. To a rear a mainly lawned garden with large shed located at the bottom of the garden. The shed comes with full electrics. Through the rear gate two allocated parking spaces can be found in a communal parking area.

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.

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 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

