



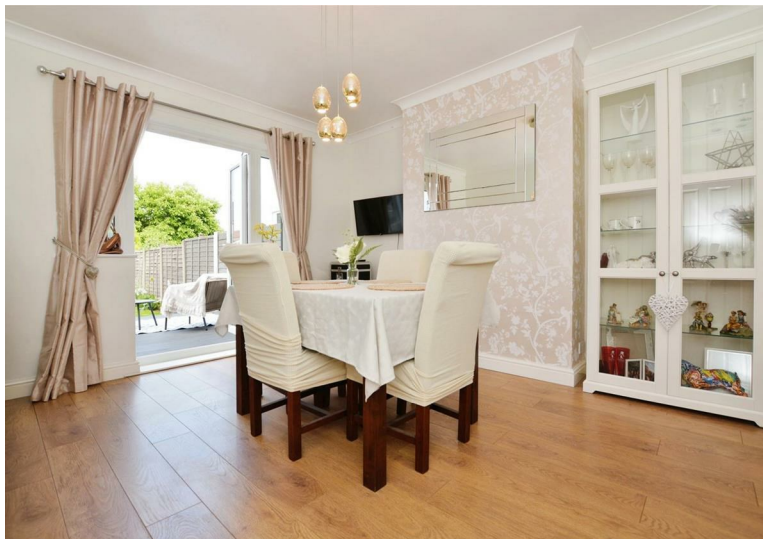
3 Shirley Crescent
Scunthorpe, DN16 1NX
£149,950

Bella
properties

New to the market we are pleased to present this lovely three bedroom semi-detached home, appealing to both families and first-time buyers. Located down a quiet cul-de-sac in the Brumby area of Scunthorpe, close to transport links, schools and shops. This home has been well presented inside and out, boasting two double bedrooms, lounge, separate dining area, galley kitchen and three piece bathroom.

Viewings come highly recommended to appreciate this home!

The property briefly comprises of, on the ground floor, the entrance hall, lounge, dining area and kitchen. On the first floor you will find all three bedrooms and family bathroom. Externally, there is off road parking to the front of the property and an enclosed well manicured garden to the rear, with two decking areas and a summerhouse with built in electrics for entertaining purposes. There is also a shed to the side of the property for storage.



Entrance Hall 6'5" x 14'7" (1.96 x 4.45)

Entrance to the property is through the uPVC door into the hallway, carpeted with ceramic radiator. Internal doors lead into the kitchen, lounge and dining area. Carpeted stairs to the first floor.

Living Room 11'1" x 12'1" (3.39 x 3.69)

uPVC window to the front aspect, electric fire and ceramic radiator. Carpeted and coving to the ceiling.

Dining Room 12'10" x 12'1" (3.93 x 3.69)

uPVC windows and patio doors leading to the rear. Laminate flooring, ceramic radiator and coving to the ceiling.

Kitchen 15'7" x 6'7" (4.75 x 2.03)

uPVC privacy window to the rear and single opener to the side, with external door to the side aspect and pantry. Tiled flooring, splashback and under-counter spotlights. A variety of base height and wall mounted units with complementary counters. Integrated ceramic sink and drainer, space for plumbing and white goods with overhead extractor fan and LED spotlights to the ceiling.

Bedroom 1 12'10" x 11'2" (3.93 x 3.41)

uPVC window to the rear aspect, carpeted, ceramic radiator.

Bedroom 2 11'1" x 11'2" (3.4 x 3.41)

uPVC window to the front aspect, carpeted, ceramic radiator.

Bedroom 3 7'10" x 7'4" (2.41 x 2.24)

uPVC window to the front aspect, carpeted, ceramic radiator.

Bathroom 6'2" x 7'4" (1.88 x 2.25)

uPVC privacy window to the side, tiled flooring and mermaid board to the ceiling. Three piece suite, free standing low level toilet and sink pedestal, bath with overhead shower.

External

The front of the property offers a low maintenance paved driveway for one vehicle, with a grassed area in front of the bay window. To the rear is an enclosed lawned garden, with decking and seating area and a summer house for entertaining. There is also a shed to the side of the property for storage.

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.

Agent Note: In accordance with Section 21 of The Estate Agents Act 1979 (Declaration of Interest), please note that the vendor of this property is a relation of an employee of Bella Properties Sales and Lettings Ltd





Ground Floor

Approx. 47.3 sq. metres



First Floor

Approx. 42.7 sq. metres



Total area: approx. 90.1 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 the 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			
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	