

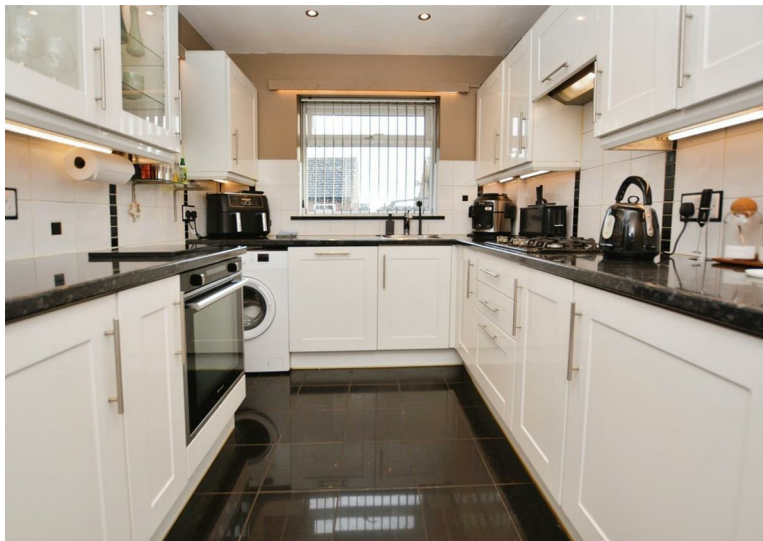


6 Hall View  
Messingham, DN17 3TD  
£150,000



Sure to have widespread appeal, Bella Properties are now marketing for sale this stunning, two bedroom semi detached bungalow located on the quiet cul-de-sac of Hall View, in the always sought after village of Messingham, Scunthorpe. Beautifully presented by the current owners, this home comprises the kitchen, living room which benefits from a log burning stove and dining space, the inner hallway, two bedrooms and shower room. Externally, there is off road parking, and low maintenance gardens to the front and rear.

Close to local amenities including shops, restaurants, doctors surgery and transport links to further afield, this home is ideal for couples looking to downsize, and is ready to move into with no work required! Viewings are now available and come highly recommended to appreciate this lovely bungalow!



**Kitchen** 11'9" x 7'10" (3.59 x 2.39)

Entrance to the property is via the side door and into the kitchen. Tiled flooring with central heating radiator, spotlights and uPVC window facing to the front of the property. Base height and wall mounted units with integrated oven, gas hob and overhead extractor fan, integrated dishwasher, integrated fridge and space and space and plumbing for washing machine.

**Living Room** 9'9" x 17'11" (2.99 x 5.48)

Wooden flooring with coving to the ceiling, spotlights, two central heating radiators, log burning stove and uPVC bay window facing to the front of the property. Includes built in storage cupboard.

**Hall** 8'6" x 2'9" (2.6 x 0.84)

Internal doors lead to the kitchen, two bedrooms and shower room.

**Bedroom One** 11'10" x 9'9" (3.61 x 2.99)

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

**Bedroom Two** 8'9" x 7'10" (2.67 x 2.39)

Wooden flooring with coving to the ceiling, central heating radiator and uPVC French doors leading to the rear garden.

**Shower Room** 4'9" x 8'6" (1.45 x 2.6)

Tiled flooring with tiled walls, central heating radiator and uPVC window facing to the side of the property. A three piece suite consisting of toilet, sink with vanity unit and double shower cubicle.

**External**

To the front of the property is a low maintenance gravelled garden with a driveway offering off road parking. The driveway leads to the rear garden where you will find a lovely presented garden with decking and a summerhouse.

**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



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		89
(81-91) B		
(69-80) C	69	
(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