



**53 Stockhill Road**  
**Scunthorpe, DN16 2LQ**  
**£145,000**

*Bella*  
properties

**Bella Properties brings to the market for sale this ideal first time buyer opportunity with this well presented three bedroom traditional semi detached house in the popular residential area of Lincoln Gardens. Positioned on a good sized plot, the property boasts off road parking, two reception rooms and close proximity to Ashby High Street.**

**The property itself briefly comprises of an entrance hallway, lounge, dining room, kitchen, W/C, three bedrooms and a family bathroom. Externally there is off road parking to the front of the property and a lawned rear garden. Viewings are available immediately by appointment only.**



**Hallway** 15'8" x 4'11" (4.79 x 1.51)

Entrance to the property is via the front door and into the hallway. Vinyl effect flooring with central heating radiator and internal doors lead to the lounge, dining room, kitchen and W/C. uPVC window faces to the side of the property and carpeted stairs lead to the first floor accommodation.

**Lounge** 11'8" x 11'7" (3.56 x 3.55)

Wooden flooring with coving to the ceiling, central heating radiator and uPVC bay window faces to the front of the property.

**Dining Room** 12'0" x 10'7" (3.67 x 3.24)

Wooden flooring with coving to the ceiling, central heating radiator and uPVC bay window faces to the rear of the property.

**Kitchen** 16'11" x 6'5" (5.18 x 1.98)

Vinyl effect tiled flooring with two uPVC windows to the side of the property and external door leading to the rear. Base height units with wooden countertops and space and plumbing for white goods.

**W/C** 2'8" x 4'0" (0.82 x 1.23)

Downstairs W/C with window to the side of the property.

**Landing** 9'2" x 7'9" (2.8 x 2.37)

Carpeted with uPVC window facing to the side of the property. Internal doors lead to all three bedrooms and bathroom.

**Bedroom One** 11'7" x 11'1" (3.55 x 3.4)

Carpeted with coving to the ceiling, central heating radiator and uPVC window faces to the front of the property.

**Bedroom Two** 12'1" x 9'4" (3.69 x 2.85)

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

**Bedroom Three** 6'11" x 6'5" (2.12 x 1.98)

Carpeted with coving to the ceiling, central heating radiator and uPVC window faces to the front of the property.

**Bathroom** 7'3" x 7'9" (2.21 x 2.37)

A three piece suite consisting of bathtub, sink and toilet. Window faces to the rear of the property.

**External**

To the front of the property is a lawned garden and a driveway for off road parking. The driveway leads down the side of the property to the detached garage and rear garden. To the rear is a lawned garden.

**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. 84.5 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		84
(69-80) C		
(55-68) D	66	
(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