



11 Old Village Street
Scunthorpe, DN15 8TJ
£125,000

Bella
properties

Located on Old Village Street in the popular village of Gunness, Bella Properties brings to the market this two bedroom semi-detached home. Sure to appeal to first time buyers or investors looking to add to their portfolio, this home is well presented throughout and ready for any buyer to move into and make their own!

Close to local schools, shops and transport links to further afield, this home in is a great position. Briefly, the property consists of the hallway, living room and kitchen on the ground floor, with landing, the two bedrooms and bathroom on the first floor. Externally, the property benefits from a block paved driveway to the front offering off road parking, with a low maintenance garden to the rear.



Hall**3'4" x 11'1" (1.02 x 3.38)**

as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.

Entrance to the property is via the front door and into the hall. Internal doors lead to the W/C and kitchen. Carpeted stairs lead to the first floor accommodation.

W/C **2'11" x 4'11" (0.9 x 1.5)**

A two piece suite consisting of toilet and sink.

Kitchen **14'6" x 12'5" (4.42 x 3.81)**

Vinyl effect flooring with central heating radiator and uPVC window faces to the front of the property. A mixture of base height and wall mounted wooden units with countertops, tiled splashbacks, integrated oven, hob and overhead extractor fan, integrated stainless steel sink and drainer, integrated fridge/freezer and space and plumbing for washer.

Living Room **13'11" x 12'5" (4.25 x 3.81)**

Carpeted with two central heating radiators, electric fireplace set on marble effect surround, uPVC window faces to the rear of the property and uPVC French doors lead to the rear.

Landing **7'4" x 5'11" (2.26 x 1.81)**

Internal doors lead to the two bedrooms, bathroom and storage cupboard.

Bedroom One **12'5" x 11'8" (3.81 x 3.57)**

Carpeted with central heating radiator, built in storage and uPVC window faces to the front of the property.

Bedroom Two **12'5" x 8'11" (3.81 x 2.74)**

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

Bathroom **7'4" x 6'3" (2.26 x 1.91)**

Vinyl effect flooring with central heating radiator and uPVC window faces to the side of the property. A three piece suite consisting of bathtub, sink and toilet.

External

To the front of the property is a block paved driveway for off road parking. Access to the rear is down the side of the property to the low maintenance garden which mainly consists of AstroTurf.

Disclaimer

The information displayed about this property comprises of a property advertisement and is an illustration meant for use





Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B	72	77
(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	

Total area: approx. 66.2 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.