



**3 Ferry Lane Silver Street, Scunthorpe
DN15 9ND
£150,000**



Hallway 9'0" x 4'3" (2.75 x 1.31)

Entrance is via the front door and into the hall. Wooden flooring with coving to the ceiling and internal doors leads to the bedroom and kitchen. Stairs lead to the first floor accommodation.

Bedroom 17'6" x 10'9" (5.34 x 3.28)

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

Bathroom 12'10" x 8'9" (3.93 x 2.69)

Tiled flooring with coving to the ceiling, spotlights, heated towel rail and uPVC window faces to the side of the property. A three piece suite consisting of freestanding bathtub, toilet, his and hers sink and shower cubicle.

Hall 6'5" x 4'3" (1.98 x 1.31)

Entrance to the property is into the hallway. Internal doors lead to the two bedrooms.

Bedroom 17'6" x 15'2" (5.34 x 4.64)

Carpeted with coving to the ceiling, central heating radiator, with uPVC windows facing to the front and side of the property.

Bathroom 12'3" x 9'4" (3.75 x 2.85)

Vinyl effect tiled flooring with coving to the ceiling, heated towel rail and uPVC window faces to the side of the property. A four piece suite consisting of corner bath, sink, toilet and shower cubicle.

External

To the front of the property is a gravelled area for parking, with steps leading up to the front of the property. To the rear of the property is a low maintenance, private courtyard.

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

