

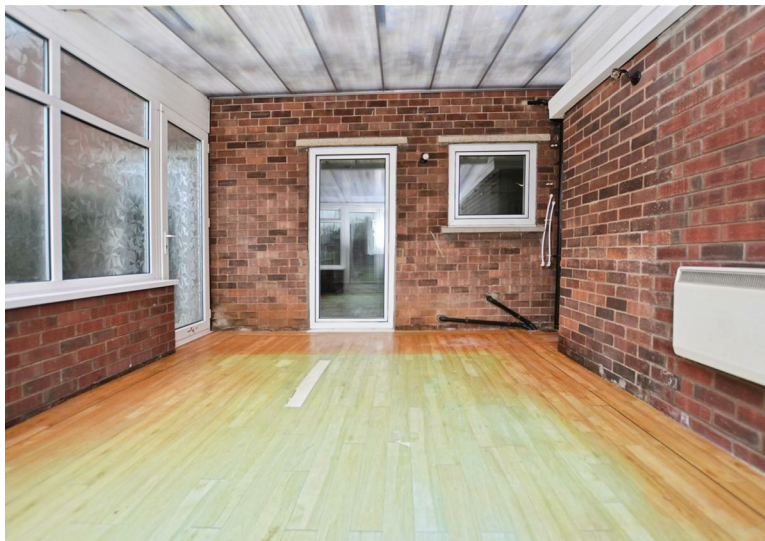


107 Enderby Road  
Scunthorpe, DN17 2JL  
£115,000

*Bella*  
properties



**\*Offered with NO CHAIN\*** Bella Properties are pleased to market this three bedroom property on Enderby Road, Scunthorpe. The property sits on a deceptively spacious plot with a paved driveway to the front for parking. Internally, the house briefly comprises; entrance hall, sizeable lounge and dining room, kitchen, utility and conservatory all to the ground floor. Upstairs, three well-proportioned bedrooms can be found along with a three piece bathroom suite. Ideal for investors and first time buyers, viewings are available immediately.



**Hallway** 5'7" x 13'4" (1.72 x 4.07)

Entrance to the property is via the front door and into the hallway. Opening leads to the lounge/diner, under stairs storage cupboard and internal door leads to the kitchen. Stairs lead to the first floor accommodation.

**Lounge/Diner** 12'0" x 22'2" (3.66 x 6.77)

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

**Kitchen** 8'6" x 9'8" (2.6 x 2.97)

Tiled flooring with window and door facing to the conservatory. Wall mounted and base height units with countertops, tiled splashbacks, integrated oven, hob and overhead extractor fan, integrated sink and drainer and space and plumbing for washer.

**Utility** 12'3" x 6'5" (3.74 x 1.97)

Handy storage space, laminate flooring and window to the rear of the property.

**Conservatory** 17'10" x 15'6" (5.44 x 4.74)

Brick based construction with vinyl effect flooring, storage heater and window and doors to the rear of the property.

**Landing** 8'1" x 9'8" (2.48 x 2.95)

Internal doors lead to all three bedrooms and bathroom.

**Bedroom One** 12'4" x 11'3" (3.76 x 3.45)

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

**Bedroom Two** 9'7" x 11'9" (2.93 x 3.59)

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

**Bedroom Three** 8'6" x 8'10" (2.61 x 2.71)

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

**Bathroom** 5'5" x 8'1" (1.67 x 2.48)

Laminate flooring with central heating radiator and uPVC window faces to the rear of the property. A three piece suite consisting of bathtub with overhead shower, toilet and sink.

**External**

To the front of the property is a paved driveway for parking. The rear garden is mainly patio with lawned area, and storage shed.

**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. 102.8 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC