



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

Bella
properties

This quirky cottage is sure to have widespread appeal for buyers looking to live in a low maintenance property in a sought after location. As you enter into the property, the hall leads to the downstairs bedroom, kitchen and five piece bathroom suite. Stairs take you the first floor accommodation which consists of a spacious bedroom with en-suite bathroom facilities. Externally, there is off road parking.

Located close to Winteringham's village amenities as well as transport links to further afield, viewings are now available by appointment only.



Hall 8'7" x 3'6" (2.63 x 1.07)

Entrance to the property is into the hall. Internal doors lead to the bedroom and kitchen. Stairs lead to the first floor accommodation.

Bedroom 18'0" x 9'2" (5.49 x 2.8)

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

Kitchen 7'10" x 10'1" (2.41 x 3.08)

Vinyl effect flooring with window facing to the front of the property. A mixture of base height and wall mounted units with integrated sink and drainer, integrated oven and space for fridge freezer.

Bathroom 8'4" x 10'1" (2.55 x 3.08)

Vinyl effect tiled flooring with part tiled walls. A four piece suite consisting of bathtub, corner shower cubicle, his and hers sink and toilet.

Landing 8'8" x 3'8" (2.66 x 1.12)

Window faces to the rear of the property. Internal door leads to the bedroom.

Bedroom 23'1" x 17'9" (7.05 x 5.42)

Carpeted with coving to the ceiling, two central heating radiators with windows facing to the front and further window to the side.

Bathroom 9'6" 11'10" (2.9 3.63)

Wooden flooring with coving to the ceiling, spotlights, heated towel rail and window faces to the side of the property. A five piece suite consisting of bathtub, double shower cubicle, sink and toilet.

External

To the front of the property is a gravelled area for off road parking with steps up to the entrance of the property and 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.







Total area: approx. 75.3 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		
(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		
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Not environmentally friendly - higher CO ₂ emissions		
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