



9 Thornton Avenue
Scunthorpe, DN16 2BA
£180,000

Bella
properties

Bella Properties are now presenting for sale this extremely well presented semi detached property located on Thornton Avenue, Scunthorpe. This home is ideally suited for first-time buyers or families, offering an attractive blend of comfort, convenience, and modern living.

Set on a great size plot, the property boasts a spacious layout and briefly comprises of the entrance hallway, spacious lounge, open plan kitchen, diner and sitting room, and the utility with a W/C and sink, all to the ground floor. The first floor consists of three good size bedrooms, the landing and family bathroom. Externally, there is plenty of off road parking on the spacious driveway, a lawned front garden, detached garage and a rear garden that is also laid to lawn, with patio area ideal for entertaining.

Situated in a prime location, the property is in close proximity to local schools, amenities, and parks, ensuring that everything you need is within easy reach. Viewings are now available!



Hallway 12'5" x 4'6" (3.8 x 1.38)

Entrance to the property is via the front door and into the hallway. Vinyl effect flooring with coving to the ceiling, central heating radiator and internal doors lead to the lounge and diner/sitting room. Carpeted stairs lead to the first floor accommodation.

Lounge 12'5" x 12'5" (3.8 x 3.8)

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

Dining/Sitting Room 17'3" x 6'2" (5.28 x 1.9)

Open plan with the kitchen, carpeted with coving to the ceiling, central heating radiator and uPVC window faces to the rear of the property.

Utility 5'2" x 7'6" (1.59 x 2.3)

Vinyl effect flooring with central heating radiator and window faces to the front of the property. Includes space and plumbing for white goods, W/C and sink with vanity unit.

Kitchen 13'5" x 7'6" (4.1 x 2.3)

Vinyl effect wooden flooring with coving to the ceiling, central heating radiator and uPVC window faces to the rear of the property. Base height and wall mounted units with complimentary wooden counters, tiled splashbacks, integrated ceramic sink and drainer, and space and plumbing for white goods. uPVC French doors lead to the rear garden.

Landing 5'4" x 6'10" (1.63 x 2.09)

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

Bedroom One 11'7" x 9'11" (3.55 x 3.03)

Carpeted with central heating radiator and uPVC windows face to the rear of the property.

Bedroom Two 11'3" x 9'10" (3.43 x 3.02)

Carpeted with coving to the ceiling and uPVC windows face to the rear of the property.

Bedroom Three 7'0" x 8'5" (2.15 x 2.58)

Carpeted with coving to the ceiling and uPVC window faces to the front of the property.

Bathroom 5'4" x 5'5" (1.63 x 1.67)

Vinyl effect tiled flooring with heated towel rail and uPVC window faces to the side of the property. A three piece suite consisting of bathtub with overhead shower, sink with vanity unit and toilet.

External

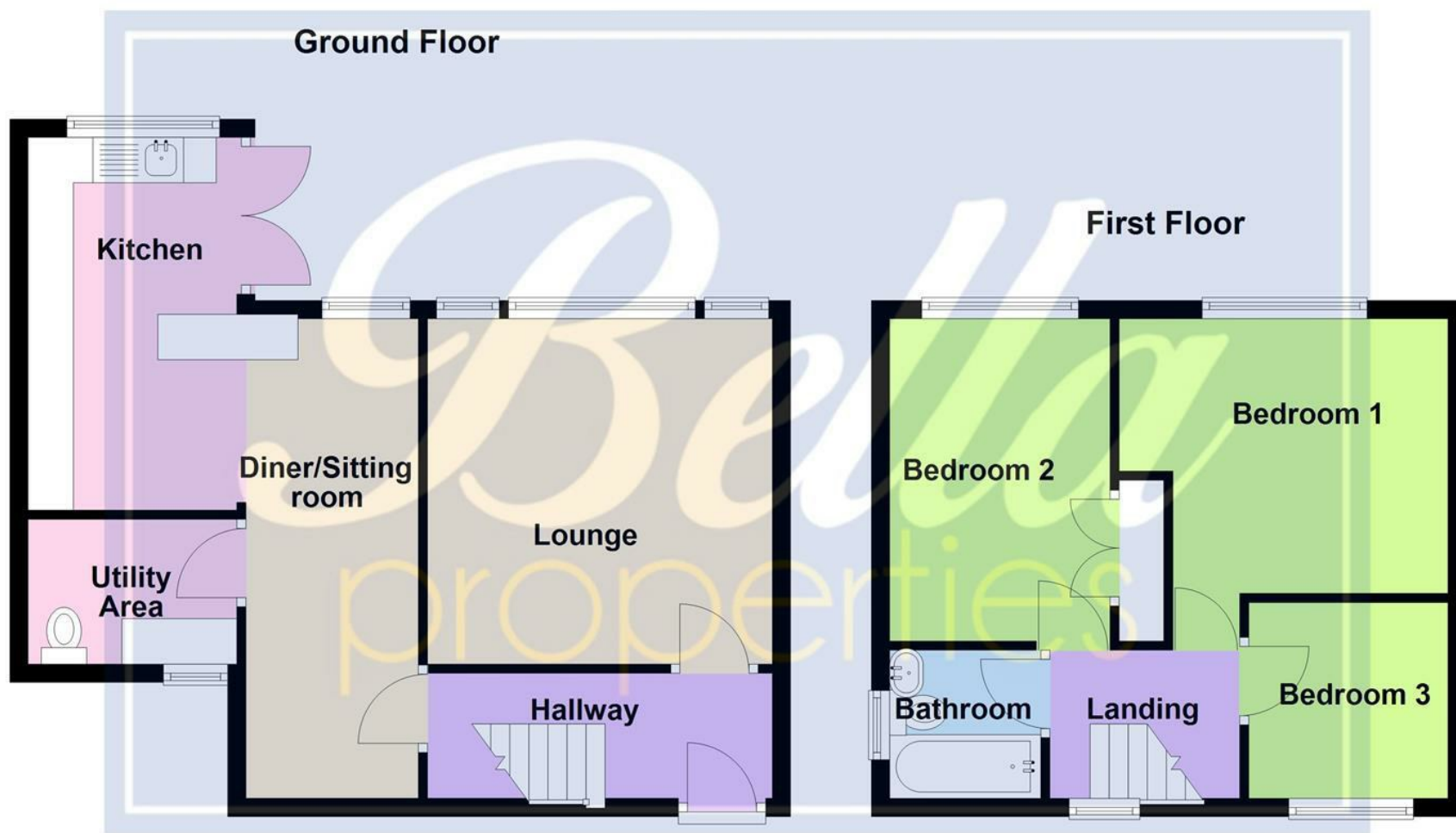
Set on a great sized plot, the front of the property comes with a lawned garden and a driveway offering plenty of off road parking. The driveway leads to the detached garage and rear garden which is mainly laid to lawn with patio area for entertaining.

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. 77.7 sq. metres (836.7 sq. feet)

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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