



6 Collum House Road
Scunthorpe, DN16 2EJ
£95,000

Bella
properties

Bella Properties are pleased to bring to the market for sale this well maintained two bedroom first floor apartment. Spacious and well equipped, this property, located in Ashby, Scunthorpe provides a modern way of living and comprises of a main hall, open plan living room and modern kitchen, two bedrooms, en-suite shower room to master and main modern bathroom. The kitchen has a built in oven, hob and overhead extractor fan, with space and plumbing for washing machine, with a large open plan living room, featuring a fireplace and balcony overlooking the car park. The main bathroom comes with both bath and shower, and the master bedroom benefits from its own en-suite shower room. Well decorated throughout, this is a great opportunity for a first time buyer or investor!

Viewings are available straight away, by appointment only.



Entrance Hall

Entrance to the property is via the side door and into the hallway. Carpeted with coving to the ceiling, central heating radiator and internal doors leading to the lounge, two bedrooms, bathroom and two storage cupboards.

Kitchen 9'4" x 6'6".2024'3" (2.846 x 2.617)

Vinyl effect wood flooring with coving to the ceiling, spotlights and uPVC window facing to the rear. Base height and wall mounted wooden units with complimentary counters, splashbacks, integrated oven, hob and overhead extractor fan, integrated dishwasher, integrated sink and drainer with space and plumbing for white goods.

Lounge 18'4" x 11'3" (5.601 x 3.453)

Open plan with the kitchen, carpeted with coving to the ceiling, central heating radiator, electric fireplace set on marble and wood effect surround and uPVC window and French doors facing to the south.

Bedroom 1 13'4" x 11'8" (4.070 x 3.566)

Carpeted with central heating radiator and uPVC window facing to the front of the property. Internal door leads to the en-suite.

En-Suite

Vinyl effect wooden flooring with tiled walls and central heating radiator. A three piece suite consisting of shower cubicle, toilet and sink.

Bedroom 2 9'6" x 8'11" (2.912 x 2.736)

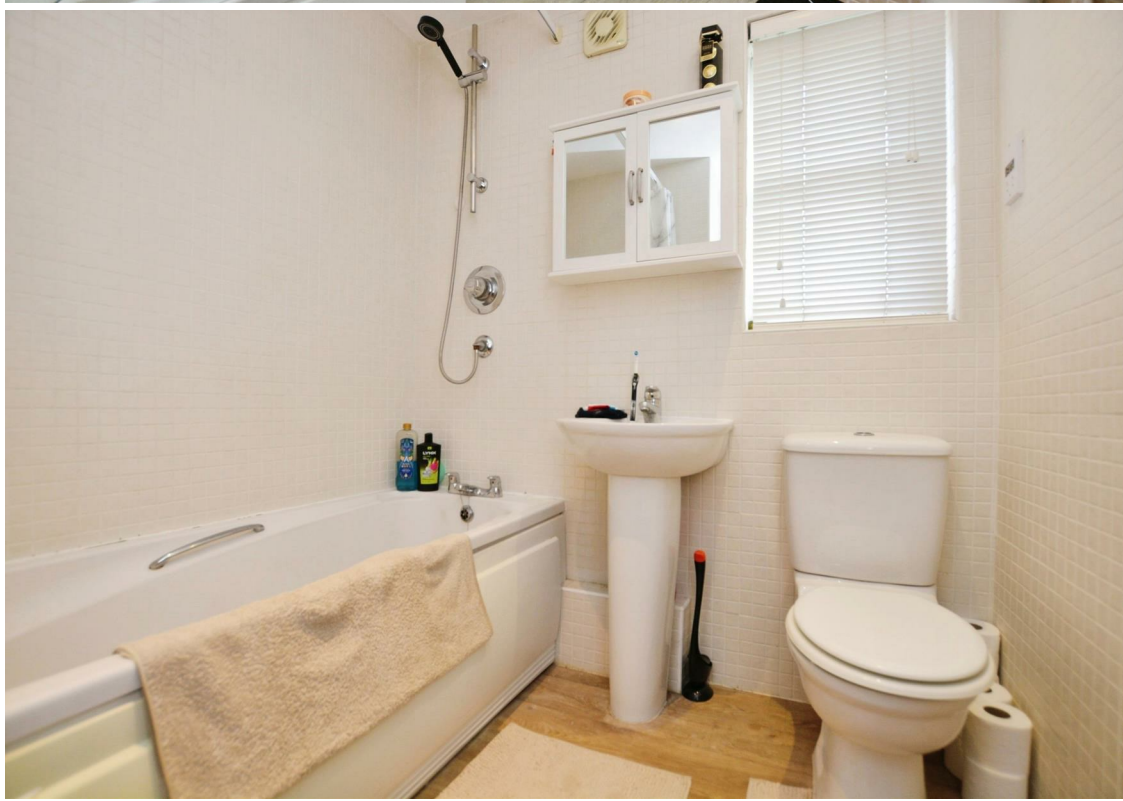
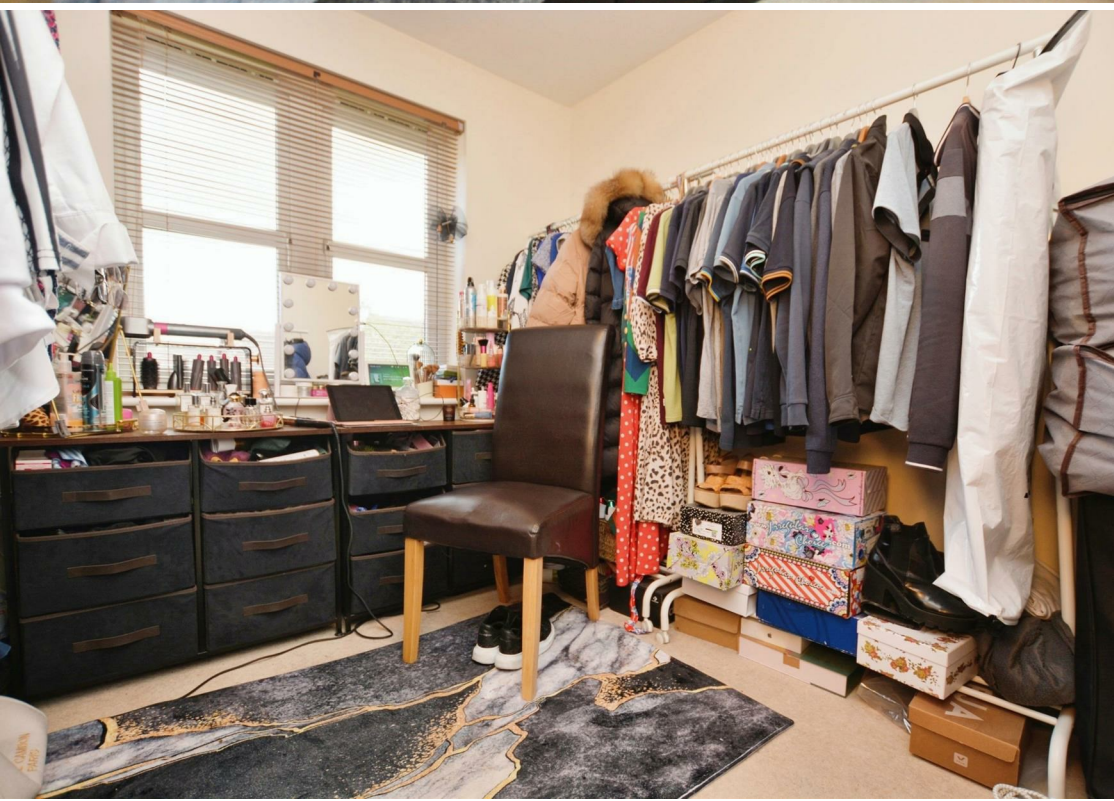
Carpeted with central heating radiator and uPVC window facing to the front of the property.

Main Bathroom 7'2" x 6'4" (2.185 x 1.941)

Vinyl effect wooden flooring with tiled walls, central heating radiator and uPVC window facing to the front of the property. A three piece suite consisting of bathtub with overhead shower, toilet and sink.

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



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	79	80
(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	83	84
(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		