



63 Queensway
Scunthorpe, DN16 2BZ
£175,000

Bella
properties

The perfect opportunity has arisen to purchase this three bedroom semi detached home on the always popular Queensway, Scunthorpe. Located close to many local amenities and sold with the added benefit of **NO ONGOING CHAIN**, the property itself comprises of the entrance hall, living room, spacious kitchen/diner and conservatory to the ground floor. To the first floor you will find the landing, three bedrooms and bathroom. Externally, there are lawned gardens to the front and rear of the property, a driveway for off street parking as well as a garage.

A well looked after home throughout, and in an ideal position close to local amenities including shops, schools, pubs and transport links, viewings are available now and come highly recommended!



Entrance Hall**7'11" x 12'0" (2.42 x 3.67)**

Entrance to the property is via the front door and into the hallway. Wooden flooring with coving to the ceiling, central heating radiator and internal doors lead to the living room, kitchen/diner and under stairs storage cupboard. Carpeted stairs lead to the first floor accommodation.

Living Room**13'3" x 13'10" (4.04 x 4.24)**

Carpeted with coving to the ceiling, central heating radiator and wall mounted electric fireplace. uPVC bay window faces to the front of the property.

Kitchen/Diner**21'6" x 8'10" (6.57 x 2.71)**

Part tiled flooring, part carpet with coving to the ceiling and central heating radiator. Wall mounted and base height wooden units with countertops, tiled splashbacks, integrated sink and drainer and space and plumbing for white goods. uPVC window and door face to the rear of the property. Internal door leads to storage cupboard.

Conservatory**12'8" x 7'9" (3.87 x 2.38)**

Vinyl effect tiled flooring with central heating radiator and uPVC windows and door leading to the rear garden.

Landing

Carpeted with uPVC window facing to the side of the property. Internal doors lead to all three bedrooms, bathroom and storage cupboard.

Bedroom One**11'11" x 12'0" (3.65 x 3.66)**

Carpeted with central heating radiator, built in wardrobes and uPVC window faces to the front of the property.

Bedroom Two**12'2" x 10'11" (3.73 x 3.33)**

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

Bedroom Three**6'9" x 8'1" (2.07 x 2.48)**

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

Bathroom**5'7" x 9'2" (1.72 x 2.81)**

Carpeted with central heating radiator and uPVC window faces to the rear of the property. A three piece suite consisting of shower cubicle, toilet and sink.

External

To the front of the property is a lawned garden with a driveway to the side for off road parking, which leads to the rear garden and detached garage. The rear garden is laid to lawn and well presented, with shrubs and a 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. 98.7 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		
EU Directive 2002/91/EC		
England & Wales		
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		
EU Directive 2002/91/EC		
England & Wales		