



1 St. Andrews Avenue  
Scunthorpe, DN17 2RQ  
£225,000

*Bella*  
properties

**\*\* NO CHAIN \*\*** Bella Properties welcomes to the market this delightful three bedroom detached bungalow located in the always popular Yaddlethorpe, on the quiet cul-de-sac of St Andrews Avenue. Close to local shops and transport links to the town-centre, this property is ideal for a couple or family looking for a lovely, spacious bungalow.

Briefly the property features the entrance hallway, a good sized lounge/diner, kitchen, three bedrooms, bathroom and garage. Externally, there is plenty of off road parking on a block paved driveway, a attached garage and low maintenance gardens to both the front and rear.

Viewings come recommended on this highly desirable home and are now available!



**Hallway** 19'7" x 3'7" (5.98 x 1.1)

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 leading to the lounge/diner, kitchen, three bedrooms and storage cupboard.

**Kitchen** 11'3" x 10'11" (3.44 x 3.34)

Vinyl effect tiled flooring with coving to the ceiling, central heating radiator and uPVC window and door facing to the front of the property. Base height and wall mounted wooden units with complimentary counters, tiled splashbacks, integrated oven, grill and hob, integrated sink and drainer and space and plumbing for white goods.

**Lounge/Diner** 21'11" x 16'11" (6.7 x 5.18)

Carpeted with coving to the ceiling, two central heating radiators, electric fireplace set on marble effect surround and uPVC windows facing to the front and side of the property.

**Bedroom One** 11'3" x 10'8" (3.44 x 3.26)

Carpeted with coving to the ceiling, central heating radiator, built in wardrobes and uPVC window facing to the rear of the property.

**Bedroom Two** 11'3" x 7'0" (3.44 x 2.14)

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

**Dining Room/Bedroom Three** 11'4" x 9'2" (3.46 x 2.8)

Wooden flooring with coving to the ceiling, central heating radiator and uPVC window facing to the side of the property.

**Bathroom** 7'3" x 7'0" (2.22 x 2.15)

Tiled flooring with tiled walls and heated towel rail. A three piece suite consisting of toilet, sink with vanity unit and double shower cubicle.

**External**

To the front of the property is a well presented gravelled garden with a block paved driveway offering off road parking. The driveway leads to the entrance of the property and attached garage which measures 4.64m x 3.64m with an up and over electric door. Access to the rear is down the side of the property, through a gate. The rear garden is laid to lawn with patio area and storage unit.

**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


Approx. 101.7 sq. metres (1094.8 sq. feet)



Total area: approx. 101.7 sq. metres (1094.8 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) <b>A</b>			<b>81</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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	
Environmental Impact (CO <sub>2</sub> ) Rating			
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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 