



46 St. Albans Close
Scunthorpe, DN17 1QY
Offers Over £110,000

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Absolutely ideal for a first time buyer or investor alike, this three bedroom mid terrace home is brought to the market for sale by Bella Properties. Well presented and modern throughout, this home is deceptively spacious with a great sized living and dining area, three spacious bedrooms and well presented gardens to both the front and rear. Located within a cul de sac but still within walking distance to many local amenities including schools, colleges, supermarkets and transport links, this home is certain to have widespread appeal. Viewings are available immediately and come highly recommended to appreciate this lovely home!



Hallway 5'10" x 15'5" (1.8 x 4.72)

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

Living Room 15'5" x 13'0" (4.72 x 3.98)

Wooden flooring with coving to the ceiling, central heating radiator, wall mounted electric fireplace and uPVC window faces to the front of the property. Opening leads to the dining room.

Kitchen 10'11" x 10'6" (3.33 x 3.21)

Vinyl effect tiled flooring with central heating radiator and uPVC window and door faces to the rear of the property. Base height and wall mounted units with complimentary countertops, tiled splashbacks, integrated sink and drainer, integrated oven, microwave, hob and space and plumbing for white goods.

Dining Room 10'11" x 8'5" (3.33 x 2.57)

Wooden flooring with central heating radiator and uPVC window faces to the rear of the property.

Landing 11'6" x 5'10" (3.51 x 1.79)

Carpeted with internal doors leading to all three bedrooms and bathroom.

Bedroom One 11'7" x 13'1" (3.54 x 3.99)

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

Bedroom Two 13'0" x 6'6" (3.97 x 2.0)

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

Bedroom Three 9'2" x 8'8" (2.81 x 2.65)

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

Bathroom 5'5" x 5'10" (1.67 x 1.79)

Wooden flooring with central heating radiator and uPVC window faces to the front of the property. A three piece suite consisting of bathtub, sink with vanity unit and toilet.

External

To the front of the property is a well presented garden with a lawn and pathway to the entrance of the property. The rear garden is also lawned, with outbuilding and decking area, and a space for off road parking.

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



First Floor



Total area: approx. 95.8 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		87
(81-91) B		
(69-80) C	74	
(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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