



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)**

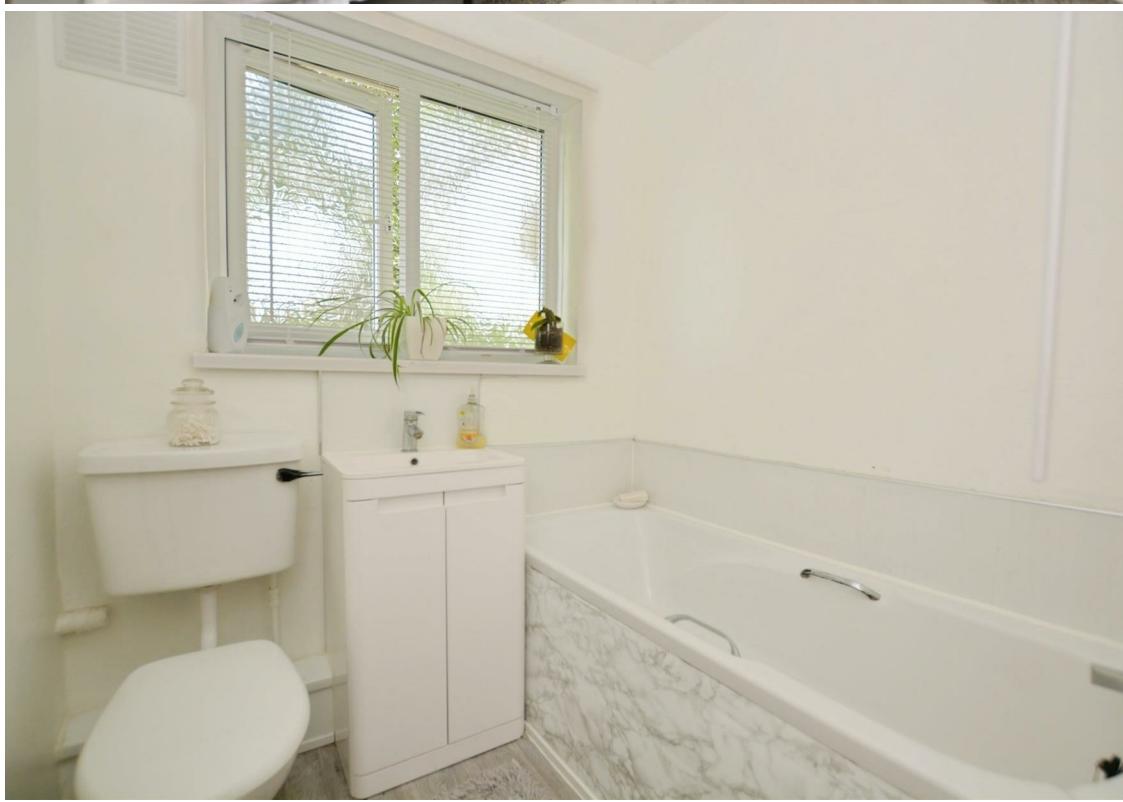
Wooden flooring with central heating radiator and uPVC window faces to the front of the property. A three piece suite consisting of bathtub, sink with vanity unit and toilet.

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.







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
Current		EU Directive 2002/91/EC	
74	87		
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
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