



**8 St. Lawrence Place
Scunthorpe, DN16 1RD
£120,000**

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properties

**** No Chain!** This three bedroom, semi detached home located on St Lawrence Place, Scunthorpe is brought to the market for sale by Bella Properties. Close to many local amenities, this home would be perfect for a first time buyer or a great addition to any rental portfolio.**

The property itself briefly comprises of a hallway, living room, kitchen, inner hallway, dining room and wet room to the ground floor with the landing, three bedrooms and family bathroom to the first floor. Externally, the property benefits from off road parking on a gravelled driveway to the front, and a good size rear garden.

Priced to sell, viewings are available immediately!



Hallway**10'1" x 6'3" (3.09 x 1.91)**

Entrance to the property is via the front door and into the hallway. Internal doors lead to the living room and inner hallway. Carpeted stairs lead to the first floor accommodation.

Vinyl effect flooring with central heating radiator and uPVC window faces to the rear and side of the property. A three piece suite consisting of bathtub, sink and toilet.

External

To the front of the property is a gravelled garden for off road parking. To the rear is a good sized garden.

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.

Living Room**12'0" x 14'8" (3.66 x 4.48)**

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

Dining Room**10'2" x 9'4" (3.12 x 2.87)**

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

Inner Hallway**10'2" x 4'11" (3.12 x 1.5)**

Internal doors lead to the hallway, dining room, kitchen, wet room and storage cupboard.

Wet Room**6'11" x 7'1" (2.13 x 2.17)**

Vinyl effect flooring with central heating radiator and uPVC window faces to the side of the property. A three piece suite consisting of wet room, sink and toilet.

Kitchen**11'0" x 6'7" (3.36 x 2.02)**

Vinyl effect flooring with central heating radiator, uPVC window faces to the rear of the property and external door leads to the side of the property. Base height and wall mounted units with integrated sink and drainer and space and plumbing for white goods.

Landing**12'5" x 5'9" (3.8 x 1.76)**

Internal doors lead to the three bedrooms, storage cupboard and bathroom. uPVC window faces to the side of the property.

Bedroom One**12'11" x 10'4" (3.95 x 3.16)**

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

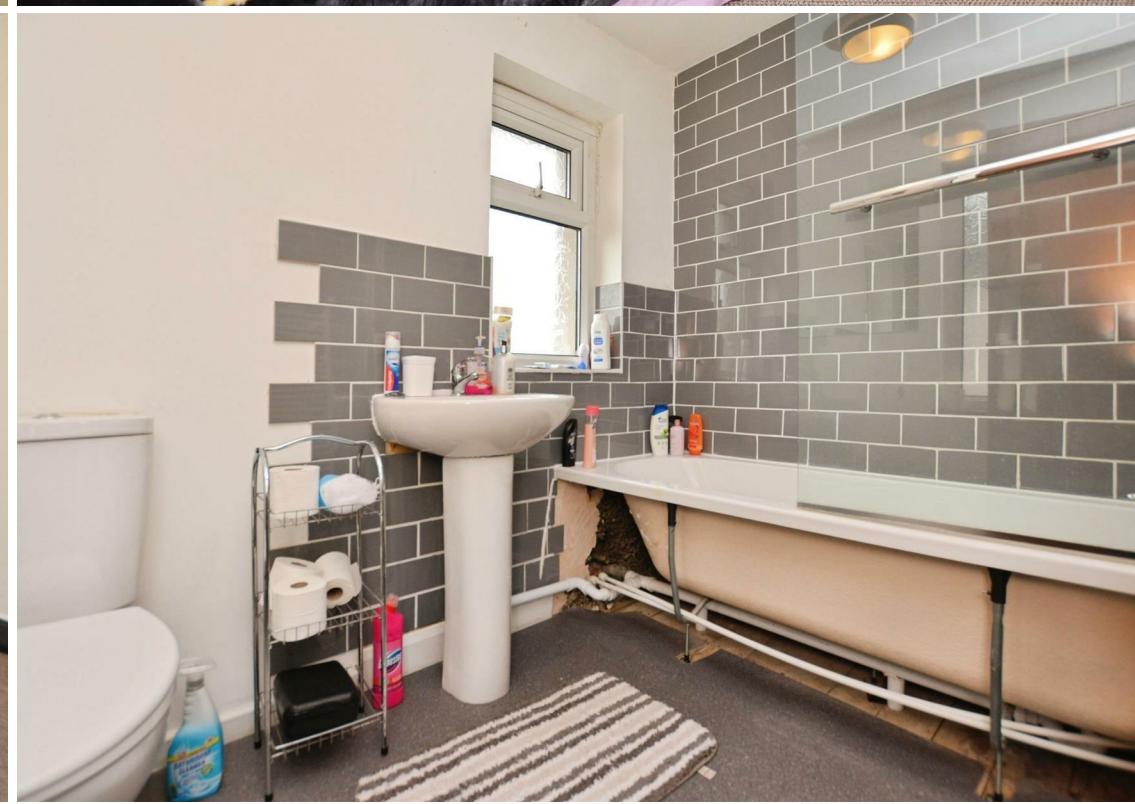
Bedroom Two**11'2" x 12'0" (3.41 x 3.66)**

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

Bedroom Three**9'5" x 7'3" (2.88 x 2.21)**

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

Bathroom**5'6" x 7'10" (1.68 x 2.39)**

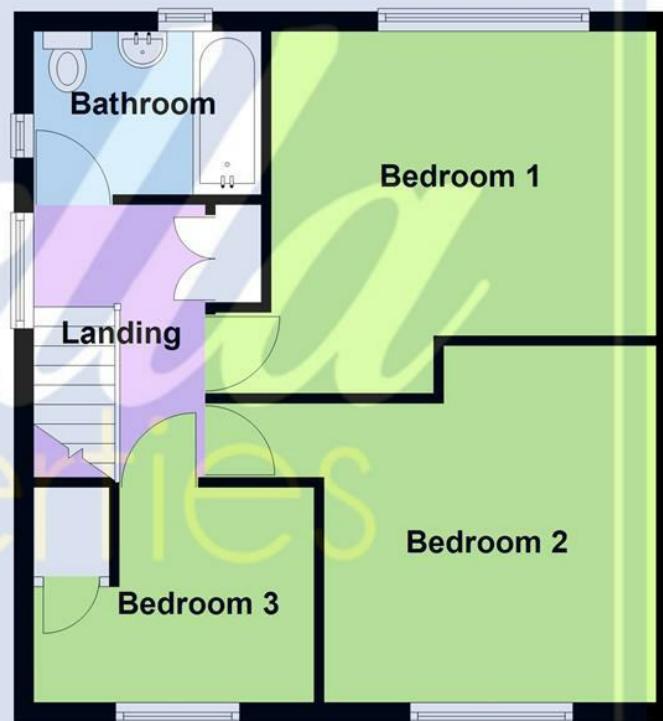




Ground Floor



First Floor



Total area: approx. 1030.4 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, independant 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	
(58-68)	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	
(58-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		