



**18 Wilsons Close  
Scunthorpe, Lincolnshire DN15 6RW  
£65,000**

*Bella*  
properties

**\*\* NO CHAIN \*\*** Bella Properties are pleased to offer to the market this Second Floor 2 Bedroom Flat with Roof Terrace situated close to Scunthorpe Town Centre. Briefly, the property comprises the Entrance Hall, Kitchen, Lounge/Dining Room, Two Bedrooms, Bathroom and a utility room. The property also benefits from a secured controlled access system for that added peace of mind.

Located within a central residential area of Scunthorpe, this home is close to the Town Centre and amenities including Train Station, local bus routes and within easy access to M180 motorway network.

Viewing's come recommended to appreciate the accommodation on offer here!



**Entrance Hall** 23'7" x 2'11" (7.2 x 0.91)

Entrance to the property is via a solid wood door leading into the hallway. Leading off the hallway are doors to Lounge / Dining Room, Kitchen, Bedrooms, Bathroom and Utility.

**Lounge/Dining Room** 17'8" x 12'5" (5.39 x 3.81)

uPVC windows on both ends of the room with dual aspect view. Two central heating radiators. Fully carpeted. Door leading out to roof terrace.

**Kitchen** 10'7" x 5'7" (3.25 x 1.72)

Good selection of wall and base units complemented with a wood effect laminate worktop. Double sink with chrome mixer tap. Gas hob with matching oven. Tile effect vinyl flooring. White tiled splashback.

**Utility** 8'5" x 5'7" (2.57 x 1.72)

Space for white goods, wall mounted combination boiler, radiator.

**Bedroom 1** 12'9" x 8'5" (3.90 x 2.57)

White uPVC double glazed window. Fully carpeted. Central heating radiator. Double fitted wardrobes.

**Bedroom 2** 10'5" x 8'5" (3.2 x 2.57)

White uPVC double glazed windows. Fully carpeted. Central heating radiator.

**Bathroom.** 6'6" x 5'7" (2.0 x 1.72)

White three piece bathroom suite consisting of shower cubicle, low level W.C. and integrated wash hand basin with storage underneath. Tiling to walls and white uPVC double glazed window with obscure glass.

**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.





## Floor Plan



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		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B	75	75
(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 <sub>2</sub> ) Rating		
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A		
(81-91) B	76	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		