



**14 Danum Road, Scunthorpe
DN17 1DA
£160,000**

**** NO CHAIN **** This extended three bedroom semi detached property in the always sought after Old Brumby Area of Scunthorpe is brought to the market for sale by Bella Properties. Located close to transport links, shops and schools. Within a two minute walk of Central Park and within easy walking distance of the Pods. This property is sure to have widespread appeal, especially with families and first time buyers.

The property is situated on a large plot with own driveway with plenty of parking. Huge amount of potential and is ready for any buyer to put their stamp on. Briefly, it comprises the entrance hallway, living room, dining room, downstairs w/c, utility room and kitchen on the ground floor, with the landing, three bedrooms and bathroom on the first floor. Externally there is ample off road parking, a detached garage and lawned garden to front and rear.

Viewings are now available on this lovely family home and is recommended.



Entrance Hallway

Entrance into the property is via the front door into the hallway with central heating radiator. Doors lead to the dining room and kitchen with wooden stairs leading to the first floor.

Dining Room

11'11" x 11'9" (3.64 x 3.60)

Accessed from the hallway and opens into the living room. Fitted wooden flooring throughout, coving to ceiling and central heating radiator. Window to the rear looking in to the utility room.

Living Room

12'9" x 10'10" (3.91 x 3.32)

Continued through from the dining room, fitted wooden flooring, central heating radiator, flame effect gas fire with marble surround and coving to ceiling and bay window to the front.

Kitchen

7'11" x 6'9" (2.42 x 2.08)

A variety base units with complimentary counters. Integrated double oven, hob, sink and drainer. Coving to ceiling, Window to the side of the property and door that leads to the rear porch.

Rear Porch

6'3" x 5'6" (1.91 x 1.68)

Side entrance door leading to the exterior of the property. Doors leading to rear extension, WC and storeroom. Radiator fitted.

Utility Room/sitting room

10'8" x 10'0" (3.26 x 3.06)

Large utility room forming part of the property extension. Central heating radiator and electric fireplace with a range of base units with counter tops, tiled flooring and window to the rear.

Landing

Carpeted throughout, coving to ceiling, window to the side and doors leading to all bedrooms and bathroom. Access to the loft room,

Bedroom One

12'0" x 11'10" (3.68 x 3.63)

Carpeted throughout with coving to the ceiling, window to the rear of the property, central heating radiator. This room has a range of built in wardrobes.

Bedroom Two

12'0" x 11'0" (3.68 x 3.37)

Carpeted throughout with coving to the ceiling, window to the front of the property, central heating radiator. This room has a range of built in wardrobes.

Bedroom Three

7'7" x 6'8" (2.32 x 2.04)

Carpeted throughout with coving to the ceiling, window to the front of the property, central heating radiator.

Bathroom

6'8" x 6'2" (2.04 x 1.89)

Three piece suite consisting of toilet, sink and shower over bath. Fully tiled walls, cushion flooring throughout, central heating radiator and window to the rear of the property.

Loft Room

18'5" x 9'8" (5.62 x 2.95)

Accessed via the loft ladder, fully carpeted and lighting. Eave storage and window to the side with combination boiler located in the loft.

Externally

To the front of the property is a walled boundary and lawned garden. Ample off road parking leading down the side of the property to the detached brick built garage with electric door. To the rear of the property is a large lawned area with fruit trees, patio for entertaining and wooden storage shed. Rear garden is fenced and private.

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