



28 Fairfield Road  
Scunthorpe, DN15 8DQ  
Offers In The Region Of £140,000

*Bella*  
properties

**\*\* NO CHAIN \*\*** Bella Properties welcomes to the market for sale this three bedroom semi-detached home, located in the popular area of Berkeley, Scunthorpe. Absolutely ideal for a first time buyer ready to put their own stamp on, this home briefly comprises the entrance hall, spacious lounge/diner and kitchen on the ground floor, with the landing, three bedrooms and family bathroom found on the first floor. Externally, there is off road parking, a low maintenance garden to the front, a garage and a lawned garden to the rear.

**In a great location close to local shops, supermarkets and transport links, this property is available now for viewings!**



**Hallway** 9'7" x 5'11" (2.93 x 1.82)

Entrance to the property is via the front uPVC door and into the hallway. Carpeted with coving to the ceiling and central heating radiator. Internal doors lead to the lounge/diner and kitchen. Stairs lead to the first floor accommodation.

**Lounge/Diner** 12'6" x 19'10" (3.82 x 6.05)

Carpeted with coving to the ceiling, two central heating radiators, wall mounted gas fireplace and dual aspect uPVC windows face to either sides of the property.

**Kitchen** 9'11" x 8'5" (3.03 x 2.57)

Carpeted with coving to the ceiling and uPVC window and door face to the rear of the property with further uPVC window facing to the side. Base height and wall mounted wooden units with countertops, integrated oven, hob and overhead extractor fan, integrated sink and drainer and space and plumbing for white goods.

**Landing** 9'4" x 9'10" (2.86 x 3.01)

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

**Bedroom One** 12'10" x 9'10" (3.93 x 3.0)

Carpeted with coving to the ceiling, central heating radiator, built in wardrobe and uPVC window faces to the front of the property.

**Bedroom Two** 12'1" x 6'7" (3.7 x 2.03)

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

**Bedroom Three** 9'10" x 8'7" (3.0 x 2.64)

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

**Bathroom** 6'7" x 6'4" (2.03 x 1.94)

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

**External**

To the front of the property is a low maintenance gravelled garden with a driveway for off road parking which leads to the detached garage and rear garden. The rear garden is mainly laid to lawn with greenhouse.

**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.





## First Floor



Total area: approx. 69.5 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		
(81-91) B		
(69-80) C		
(55-68) D		76
(39-54) E	57	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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