



8 Haworth Close
Scunthorpe, DN15 8BS
£165,000

Bella
properties

Well presented throughout by the current owners is this three bedroom semi detached home located on Howarth Close, in the always popular Berkeley area of Scunthorpe. In a location close to good schools and local amenities including shops, restaurants and transport links, this home is sure to appeal to first time buyers and families alike.

Internally, the property comprises the entrance hallway, spacious lounge/diner and kitchen to the ground floor, with the landing, three bedrooms and bathroom to the first floor. Externally, there are lawned gardens to the front and rear, a detached garage and a driveway for off road parking.

Viewings are now available on this lovely home. Contact us today!



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. Internal doors lead to the lounge/diner and kitchen, and carpeted stairs lead to the first floor accommodation.

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

Carpeted with coving to the ceiling, two central heating radiators and uPVC windows face to the front and rear of the property.

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

Vinyl effect flooring with coving to the ceiling, uPVC window faces to the side of the property and uPVC window and door face to the rear. Mainly base height units with wood countertops, integrated oven, hob and overhead extractor fan, integrated sink and drainer, integrated fridge/freezer and space and plumbing for washer.

Landing 9'10" x 6'4" (3.01 x 1.94)

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

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

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 central heating radiator 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 heated towel rail and uPVC window faces to the rear of the property. A three piece suite consisting of toilet, sink and bathtub with overhead shower.

External

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

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.







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			84
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			66
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	