



**22 Kelsey Avenue  
Scunthorpe, DN15 8BW  
£130,000**

*Bella*  
properties

Beautifully presented and neutral throughout, this modern two bedroom semi detached home in the sought after Berkeley Area of Scunthorpe is brought to the market for sale by Bella Properties. Ideal for a first time buyer or investor, this home has recently been refurbished throughout and is ready for any lucky buyer to move into! Located in the sought after area of Berkeley, this home is on a quiet residential road with no through traffic.

The property itself briefly consists of the living room and kitchen to the ground floor with landing, two bedrooms and bathroom on the first floor. Externally, to the front and rear are well presented, low-maintenance gardens with off road parking and a detached garage.

Within easy reach of local amenities including retail parks, motorways and schools, viewings are now available and come highly recommended to appreciate this home!



**Living Room****11'2" x 9'11" (3.42 x 3.04)**

Entrance to the property is via the front door and into the living room. Wooden flooring with coving to the ceiling, central heating radiator and uPVC window faces to the front of the property. Internal doors lead to under stairs storage cupboard and kitchen. Carpeted stairs lead to the first floor accommodation.

**Kitchen****7'8" x 13'11" (2.36 x 4.25)**

Tiled flooring with coving to the ceiling, central heating radiator and uPVC window and French doors face to the rear. Base height and wall mounted units with integrated oven, integrated fridge/freezer, integrated sink and drainer and space and plumbing for white goods.

**Landing**

Carpeted with uPVC window facing to the side of the property and internal doors lead to the two bedrooms and bathroom.

**Bedroom One****8'0" x 10'6" (2.45 x 3.21)**

Carpeted with coving to the ceiling, central heating radiator and dual aspect uPVC windows face to the front of the property.

**Bedroom Two****9'8" x 7'6" (2.96 x 2.3)**

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

**Bathroom****6'7" x 5'6" (2.03 x 1.69)**

Vinyl effect tiled flooring with coving to the ceiling, central heating radiator and uPVC window faces to the rear of the property. A three piece suite consisting of bathtub with overhead electric shower, sink and toilet.

**External**

To the front of the property is a well presented gravelled garden with a driveway for off road parking. Access to the rear is down the side of the property through a gate. The rear garden is mainly laid to lawn with access to the garage.

**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.





## Ground Floor



## First Floor



Total area: approx. 48.6 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, 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		
(92 plus) A	Current	Potential
(81-91) B	69	76
(69-80) C		
(55-68) 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 <sub>2</sub> ) Rating		
Very environmentally friendly - lower CO <sub>2</sub> emissions		
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(81-91) B		
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