



1 Eryholme Crescent  
Scunthorpe, DN15 7BU  
£155,000

*Bella*  
properties



**A fantastic opportunity has arisen to purchase this three bedroom semi detached home located on Eryholme Crescent, Scunthorpe, situated close to Scunthorpe Hospital, the Town Centre and transport links. This home is sure to have widespread appeal and is ideal for a family, first time buyer or investor.**

**Brought to the market for sale by Bella Properties, this home briefly comprises the entrance hallway, two reception rooms currently utilised as the living room and dining room, the kitchen and handy utility. To the first floor is the landing, the three sizeable bedrooms and the three piece bathroom. Externally, there is off road parking to the front of the property, and a lawned rear garden with patio area.**

**Viewings are available immediately by appointment only.**



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|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Hallway</b><br>Entrance to the property is via the front door and into the hallway. Carpeted with central heating radiator and internal door leads to the kitchen. Carpeted stairs lead to the first floor accommodation.                                                                               | <b>Bathroom</b><br>Vinyl effect tiled flooring with tiled walls, central heating radiator and uPVC window faces to the front of the property. A three piece suite consisting of bathtub with overhead electric shower, sink and toilet.               |
| <b>Living Room</b><br>Carpeted with coving to the ceiling and central heating radiator. uPVC bay window faces to the front of the property. Double doors lead to the dining room.                                                                                                                          | <b>External</b><br>To the front of the property is a low maintenance garden with a driveway for off road parking. The driveway leads to the rear garden which is mainly laid to lawn with patio area.                                                 |
| <b>Dining Room</b><br>Carpeted with coving to the ceiling, central heating radiator, wall mounted electric fireplace and uPVC bay window faces to the rear of the property.                                                                                                                                | <b>Disclaimer</b><br>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. |
| <b>Kitchen</b><br>Coving to the ceiling, central heating radiator and dual uPVC windows face to the side of the property. Base height units with countertops and tiled splashbacks, integrated oven, hob and overhead extractor fan, integrated sink and drainer, with space and plumbing for white goods. |                                                                                                                                                                                                                                                       |
| <b>Utility</b><br>Coving to the ceiling, central heating radiator and uPVC window faces to the rear of the property. Space and plumbing for white goods.                                                                                                                                                   |                                                                                                                                                                                                                                                       |
| <b>Landing</b><br>Carpeted with coving to the ceiling and uPVC window faces to the side of the property. Internal doors lead to all three bedrooms and bathroom.                                                                                                                                           |                                                                                                                                                                                                                                                       |
| <b>Bedroom One</b><br>Carpeted with coving to the ceiling, central heating radiator, built in storage and uPVC bay window faces to the front of the property.                                                                                                                                              |                                                                                                                                                                                                                                                       |
| <b>Bedroom Two</b><br>Carpeted with coving to the ceiling, central heating radiator, built in storage and uPVC window faces to the rear of the property.                                                                                                                                                   |                                                                                                                                                                                                                                                       |
| <b>Bedroom Three</b><br>Carpeted with central heating radiator and uPVC window faces to the rear of the property.                                                                                                                                                                                          |                                                                                                                                                                                                                                                       |











## Ground Floor



Total area: approx. 91.2 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                                                       |         |           |
| (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                  |         |           |
|                                                                 | 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                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |