

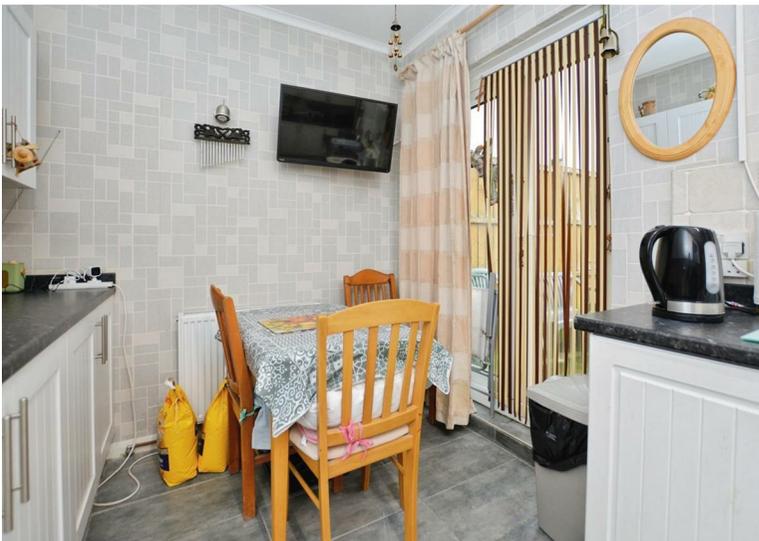


46 Ville Road
Scunthorpe, DN16 2NW
£140,000

Bella
properties

The perfect opportunity has arisen to purchase this three bedroom semi detached home on Ville Road, Scunthorpe. Located close to many local amenities, this home briefly comprises the entrance hallway, living room, kitchen, handy utility and W/C to the ground floor, with the landing, three bedrooms and family bathroom to the first floor. Externally, to the front and rear of the property are well presented lawned gardens with a storage shed.

With sizeable rooms throughout, this home is sure to appeal to first time buyers and families. In an ideal position close to local amenities including shops, schools, pubs and transport links, viewings are available now and come highly recommended!



Hallway 5'6" x 13'11" (1.7 x 4.26)
Entrance to the property is via the front uPVC door and into the hallway. Internal doors lead to the living room, kitchen, understairs storage cupboard and stairs lead to the first floor accommodation.

Living Room 13'11" x 13'10" (4.26 x 4.23)
Laminate flooring with coving to the ceiling, central heating radiator and gas fireplace set on tiled and wood surround. uPVC window faces to the front of the property.

Kitchen 7'10" x 19'9" (2.39 x 6.03)
Tiled flooring with coving to the ceiling, central heating radiator, uPVC window faces to the rear of the property and uPVC doors lead to the rear garden. A variety of base height and wall mounted units with complimentary countertops, tiled splashbacks, integrated oven, hob and overhead extractor fan, integrated sink and drainer and space and fridge/freezer.

Utility 5'11" x 5'11" (1.81 x 1.81)
Space and plumbing for white goods with tiled flooring and built in cupboards for storage.

W/C 5'11" x 2'7" (1.81 x 0.81)
A two piece suite consisting of toilet and sink. uPVC window faces to the rear of the property. Tiled flooring throughout.

Landing 8'10" x 6'11" (2.71 x 2.13)
Internal doors lead to all three bedrooms and bathroom. uPVC window faces to the side of the property.

Bedroom One 10'10" x 12'5" (3.31 x 3.8)
Carpeted with coving to the ceiling, central heating radiator and uPVC window faces to the front of the property.

Bedroom Two 11'0" x 12'5" (3.36 x 3.8)
Carpeted with coving to the ceiling, central heating radiator, built in wardrobes and uPVC window faces to the rear of the property.

Bedroom Three 6'11" x 6'11" (2.13 x 2.12)
Carpeted with coving to the ceiling, central heating radiator and uPVC window faces to the rear of the property.

Bathroom 5'8" x 6'11" (1.73 x 2.13)

Vinyl effect 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 chrome shower, toilet and sink.

External

To the front of the property is a lawned garden with a pathway to the entrance of the property. Access to the rear is down the side of the property, via a gate, to the spacious laid to lawn garden with large garage with electrics and access from Queensway, as well as off road parking, shed and established shrubs, two apple trees, a plum tree, pear tree and outside tap.

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



Total area: approx. 86.6 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, 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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
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