



49 Abbots Road
Scunthorpe, Lincolnshire DN17 1JG
No Offers £150,000

Bella
properties

Ideal for first time buyers or families, Bella Properties bring to the market for sale this lovely three bedroom semi detached home in the popular Ashby Area of Scunthorpe. Extended to the rear with a modern kitchen, the property boasts a large open plan lounge/diner, detached garage and cul de sac position while still being close to local amenities, transport links and schools. Viewings are available immediately and come highly recommended to appreciate this home.

The property itself briefly comprises of a hallway, lounge/diner, kitchen and office/utility on the ground floor and landing, three bedrooms and family bathroom on the first floor. Externally, there are lawned gardens to the front and rear, detached garage and decking area for entertaining.



Hallway

Entrance to the property is via the front uPVC door into the hallway. Doors lead to the living room and office and stairs lead to the first floor. Includes built in under stairs storage cupboard.

Living Room

21'11" x 12'5" (6.70 x 3.80)

Carpeted throughout with two central heating radiators, uPVC bay window to the front of the property and door leads to the kitchen.

Kitchen

12'5" x 9'6" (3.80 x 2.90)

A variety of base height and wall mounted units with complimentary counters. Tiled splashbacks, dual aspect uPVC windows and uPVC door leads to the rear garden. Integrated oven, gas hob, overhead extractor and sink and drainer with mixer tap. Space and plumbing for white goods.

Utility

5'10" x 5'10" (1.80 x 1.80)

Tiled effect flooring with dual aspect uPVC windows. Space and plumbing for white goods.

Landing

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

Bedroom One

12'5" x 11'5" (3.80 x 3.50)

Carpeted throughout with central heating radiator and uPVC window to the front of the property. Includes built in storage along one wall.

Bedroom Two

11'5" x 10'5" (3.50 x 3.20)

Carpeted throughout with central heating radiator with uPVC window to the rear of the property.

Bedroom Three

Carpeted throughout with central heating radiator and uPVC window to the rear of the property.

Bathroom

Three piece suite consisting of toilet, sink and bath. uPVC window to the front of the property.

External

To the front of the property is a small lawned garden with driveway leading down the side of the property to the detached garage. To the rear is a well presented lawned

garden with shrubs, gravelled area and wooden storage shed.

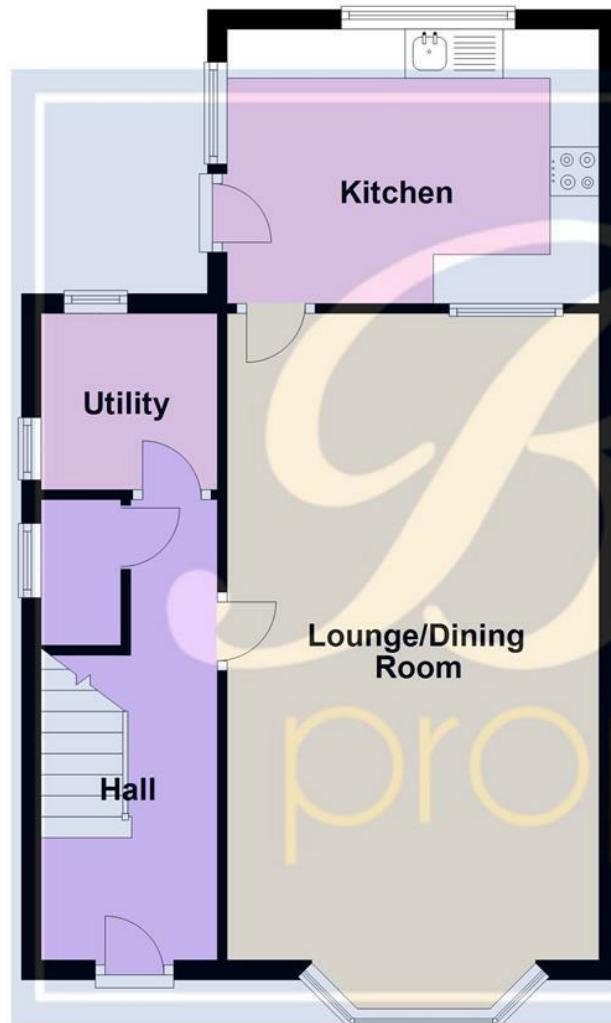
Disclaimer

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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	83
(81-91)	B	75
(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	79
(81-91)	B	68
(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		

Total area: approx. 88.5 sq. metres (952.8 sq. feet)

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.