



14 Irby Road
Scunthorpe, DN17 2EJ
£125,000

Bella
properties

Bella Properties are delighted to bring to market this three bed semi detached property located on Irby Road, Scunthorpe. Ideal for first time buyers and families, this home is deceptively spacious and briefly comprises on the ground floor the entrance hallway, kitchen, separate utility room, W/C, living room and dining room, with the three sizeable bedrooms to the first floor and the bathroom, served by the landing. Externally, there are well presented gardens to the front, rear and side of the property, with a driveway for off road parking.

Well presented throughout, this home is in a position close to many amenities including schools, shops, supermarkets and transport links.

Viewings are now available by appointment only, and come recommended to appreciate this property.



Hallway 5'10" x 11'1" (1.78 x 3.4)

Entrance to the property is via the front door and into the hallway. Wooden flooring with coving to the ceiling and uPVC window faces to the front of the property. Internal door leads to the kitchen and carpeted stairs lead to the first floor accommodation.

Living Room 11'7" x 11'1" (3.54 x 3.4)

Carpeted with coving to the ceiling, central heating radiator and electric feature fireplace on marble surround. uPVC French doors lead to the rear garden.

Dining Room 9'8" x 6'9" (2.97 x 2.06)

Open plan with the living room, carpeted with coving to the ceiling, central heating radiator and uPVC window faces to the rear of the property.

Utility 9'8" x 6'0" (2.97 x 1.83)

Additional storage space with external door to the rear.

Kitchen 7'8" x 11'2" (2.35 x 3.41)

Vinyl effect tiled flooring with coving to the ceiling, central heating radiator and uPVC window faces to the front of the property. Base height and wall mounted wooden units with countertops, tiled splashbacks, integrated sink and drainer and space for oven.

W/C 2'6" x 4'5" (0.77 x 1.35)

Downstairs W/C with uPVC window facing to the side of the property.

Landing 6'4" x 6'2" (1.95 x 1.88)

Internal doors lead to all three bedrooms and bathroom. uPVC window faces to the front of the property.

Bedroom One 13'1" x 12'3" (3.99 x 3.75)

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

Bedroom Two 8'10" x 12'3" (2.71 x 3.75)

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

Bedroom Three 8'5" x 8'6" (2.59 x 2.6)

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

Bathroom 5'1" x 10'1" (1.56 x 3.08)

Carpeted with central heating radiator and uPVC window faces to the front of the property. A three piece suite consisting of bathtub, sink and toilet.

External

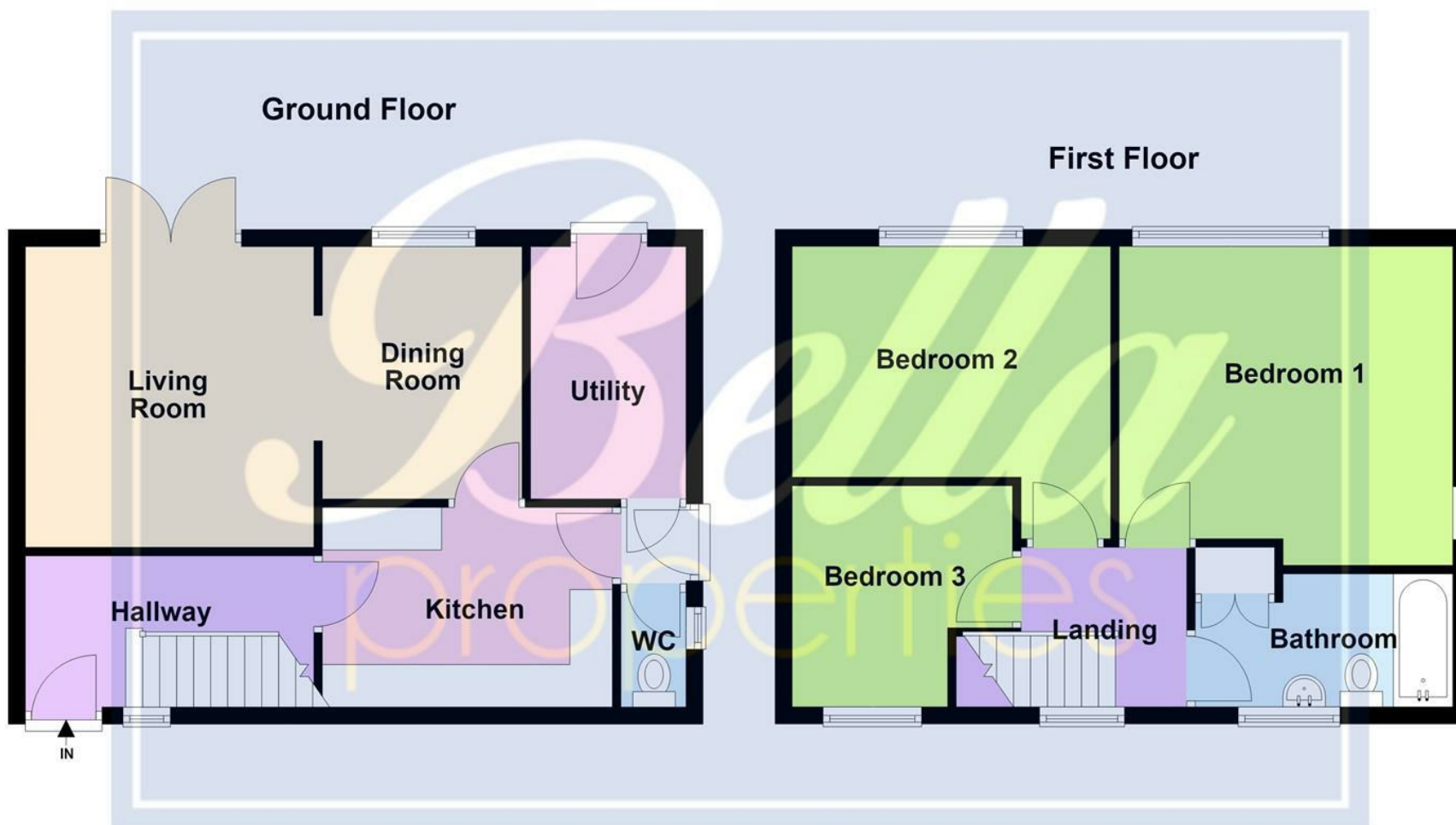
Set on a corner plot, to the front of the property is a gravelled garden. To the side of the property is a lawned garden with a driveway for off road parking. To the rear is a low maintenance garden.

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. 83.6 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		
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Not environmentally friendly - higher CO ₂ emissions		
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