



24 High Street  
Scunthorpe, DN15 0BE  
£120,000

*Bella*  
properties



**Attention first time buyers! Welcome to High Street Dragonby where we welcome to the market this traditional three bedroom terrace property for sale. This home boasts good sized rooms throughout and briefly comprises the entrance porch and hallway, cosy living room, kitchen/diner, separate utility and four piece bathroom all to the ground floor. To the first floor is the landing and three spacious bedrooms. Externally, there is street parking to the front of the property and a rear garden which is mainly laid to lawn with greenhouse and outbuilding for storage.**

**Absolutely ideal for a first time buyer or family, this lovely home is sure to have widespread appeal! Viewings come highly recommended and are now available!**



**Porch** 7'10" x 3'10" (2.39 x 1.17)

Entrance to the property is via the front uPVC door and into the porch. Internal door leads to the hall, which leads into the living room.

**Living Room** 18'0" x 11'5" (5.5 x 3.48)

Tiled flooring with central heating radiator, open fireplace and uPVC bay window faces to the front of the property.

**Kitchen/Diner** 12'3" x 14'9" (3.75 x 4.5)

Vinyl effect wood flooring with uPVC window facing to the rear of the property, and internal doors lead to the utility and under stairs storage cupboard. Base height and wall mounted wooden units with wooden countertops, tiled splashbacks, integrated sink and drainer and space and plumbing for white goods including range cooker.

**Utility** 10'4" x 7'10" (3.16 x 2.39)

Vinyl effect tiled flooring with coving to the ceiling and uPVC window facing to the side of the property. Base height and wall mounted units with countertops, splashbacks, integrated sink and drainer and space and plumbing for white goods.

**Bathroom** 7'10" x 7'8" (2.39 x 2.36)

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

**Landing** 10'2" x 8'10" (3.12 x 2.71)

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

**Bedroom One** 11'11" x 11'1" (3.64 x 3.38)

Carpeted with coving to the ceiling, built in storage, central heating radiator and uPVC window faces to the front of the property.

**Bedroom Two** 12'0" x 11'9" (3.66 x 3.6)

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

**Bedroom Three** 11'11" x 6'10" (3.64 x 2.09)

Vinyl effect wood flooring with coving to the ceiling, central heating radiator and uPVC window faces to the front of the property.

**External**

To the front of the property is street parking. The rear garden is of good size and mainly laid to lawn with outbuilding and greenhouse.

**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. 98.8 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		
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