



**2 Alveston Road  
Scunthorpe, DN17 1SJ  
£169,950**

*Bella*  
properties

**\*\* NO ONWARD CHAIN \*\***

Bella Properties welcomes to the market this two bedroom semi detached bungalow located on the cul de sac of Alveston Road, in Scunthorpe. Close to shops, local transportation (bus routes) to the town-centre, this property is ideal for a couple looking for a low maintenance bungalow ready to move straight in boasting tasteful, neutral décor throughout with fitted wardrobes!

This property also benefits from a recently fitted bathroom, kitchen, flooring throughout, boarded out loft with a fitted pull-down ladder.

The garage has been converted to a extra room to give more space and a new conservatory has been added to the property.

Briefly the property features, the kitchen, kitchen/diner, living room, two bedrooms, sun room, inner hallway and bathroom. Outside, off-road parking can be found to the front with a double driveway and a new garden laid to lawn to the rear.

Viewings come recommended on this lovely home and are available now!



**Kitchen** 10'9" x 8'6" (3.3 x 2.6)

Entrance to the property is via the side door and into the kitchen. Wooden flooring with coving to the ceiling and uPVC window faces to the side of the property. Base height and wall mounted modern units with countertops and splashbacks, integrated oven, hob and overhead extractor fan, integrated sink and drainer and space and plumbing for white goods.

**Kitchen/Diner** 15'8" x 8'6" (4.8 x 2.6)

Wooden flooring with central heating radiator, base height units with countertops, and uPVC window faces to the front of the property.

**Living Room** 18'4" x 11'9" (5.6 x 3.6)

Wooden flooring with two central heating radiators, coving to the ceiling, electric fireplace set on marble effect surround and uPVC bay window faces to the front of the property.

**Bedroom One** 11'1" x 8'10" (3.4 x 2.7)

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

**Bedroom Two** 8'2" x 12'1" (2.5 x 3.7)

Wooden flooring with coving to the ceiling, central heating radiator, built in storage and French doors lead to the sun room.

**Sun Room** 8'8" x 10'2" (2.66 x 3.1)

Vinyl effect flooring with storage heater and uPVC windows and French doors lead to the rear of the property.

**Bathroom** 8'10" x 5'10" (2.7 x 1.8)

A three piece suite consisting of shower cubicle, sink and toilet. Wooden flooring with coving to the ceiling.

**External**

To the front of the property is a lawned garden with a driveway for off road parking. Access to the rear is down the side of the property, through a gate to the rear garden which is laid to lawn with wooden storage shed.

**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. 80.5 sq. metres (866.9 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, 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		86
(81-91) B		
(69-80) C		69
(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