



**64 Warley Road, Scunthorpe  
Lincolnshire DN16 1PX  
£116,000**

Ideal for a first time buyer or family, this three bedroom semi detached home located on Warley Road is brought to the market for sale by Bella Properties. Deceptively spacious, the property boasts two reception rooms, ample off road parking, garage and neutral decor throughout. Found close to local amenities and within the always popular residential area of Brumby, viewings are available immediately and come highly recommended to appreciate this home.

The property itself briefly comprises of a hallway, living room, dining room, kitchen and porch on the ground floor with landing, three bedrooms and family bathroom on the first floor. Externally, there are front and rear gardens, detached garage and off road parking for multiple cars leading down the side of the property.





## Hallway

Entrance to the property is via the front door into the hallway. Central heating radiator, doors leading to living room and dining room and carpeted stairs lead to the first floor.

## Lounge

14'4" x 10'2" (4.37 x 3.10)

Central heating radiator, coving to the ceiling and uPVC bay window to the front of the property. Includes feature electric fireplace.

## Dining Room

16'1" x 11'3" (4.92 x 3.43)

Carpeted throughout with coving to the ceiling, central heating radiator and uPVC window to the rear of the property. Door leads to the kitchen.

## Kitchen

12'11" x 8'0" (3.96 x 2.46)

A variety of base height and wall mounted units with complimentary counters. Integrated oven, gas hob, overhead extractor and sink and drainer. Space and plumbing for white goods. uPVC window to the side of the property and door leads to rear porch.

## Rear Porch

uPVC windows and external door leads to the rear garden.

## Landing

Doors lead to all three bedrooms and family bathroom.

## Bedroom One

11'8" x 10'1" (3.58 x 3.08)

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

## Bedroom Two

11'1" x 10'0" (3.40 x 3.05)

Coving to the ceiling, central heating radiator and uPVC window to the rear of the property.

## Bedroom Three

Central heating radiator and uPVC window to the front of the property.

## Bathroom

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

## External

To the front of the property is a lawned garden with ample off road parking leading down the side of the property to the detached garage. To the rear is a further lawned garden with patio area. The property also benefits from an alarm system for additional security.

## 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.

