



28 The Fairways
Scunthorpe, DN15 7EF
£114,000

Bella
properties

Sold with no ongoing chain for ease of purchase, Bella Properties welcomes to the market this lovely two bedroom semi detached home located on The Fairways, Scunthorpe. Absolutely ideal for a first time buyer or investor, this home has been renovated throughout and comprises of the entrance hall, living room and kitchen on the ground floor, with the landing, two bedrooms and bathroom found on the first floor. Externally, there is a low maintenance lawned garden to the front of the property, with a driveway for off road parking, and a well presented rear garden which is lawned with patio area.

Close to amenities including local schools, shops, retail parks and transport links to further afield, this home is in a prime position. Ready to move straight into, viewings are now available and come highly recommended!



Entrance 3'3" x 4'0" (1.01 x 1.24)

Entrance to the property is via the side door and into the hallway. Internal door leads to the kitchen.

Kitchen 10'8" x 9'1" (3.26 x 2.77)

Vinyl effect flooring with coving to the ceiling, central heating radiator and uPVC window facing to the rear of the property. Base height and wall mounted units with complimentary counter tops, tiled splashbacks, integrated sink and drainer and space and plumbing for white goods. Internal door leads to storage.

Living Room 12'0" x 13'4" (3.68 x 4.08)

Wooden flooring with coving to the ceiling, central heating radiator, electric fireplace and uPVC bay window facing to the front of the property. Carpeted stairs lead to the first floor accommodation.

Landing 6'4" x 5'8" (1.94 x 1.73)

Carpeted with coving to the ceiling and uPVC window facing to the side of the property. Internal doors lead to the two bedrooms and bathroom.

Bedroom One 8'7" x 13'4" (2.64 x 4.08)

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

Bedroom Two 9'2" x 7'4" (2.8 x 2.25)

Carpeted with central heating radiator and uPVC window facing to the rear of the property. Internal door leads to over stairs storage.

Bathroom 5'9" x 5'8" (1.77 x 1.73)

Vinyl effect flooring with tiled walls, central heating radiator and uPVC window facing to the side of the property. A three piece suite consisting of bathtub with overhead shower, toilet and sink.

External

To the front of the property is a lawned garden with a driveway for off road parking. The driveway leads to the rear garden which is laid to lawn with patio area for entertaining.

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

Approx. 27.0 sq. metres



First Floor

Approx. 26.7 sq. metres



Total area: approx. 53.8 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		89
(81-91) B		
(69-80) C	70	
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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EU Directive 2002/91/EC		