



**115 Rochdale Road
Scunthorpe, DN16 3JD
£179,950**

Bella
properties

**** NO CHAIN **** Located on the always popular Rochdale Road in the Ashby area of Scunthorpe, Bella Properties brings to the market this three bedroom semi detached home. Located close to transport links, shops, schools and restaurants, this property is sure to have widespread appeal, especially with families and first time buyers.

Well maintained throughout, this home is deceptively spacious and briefly comprises the entrance hallway, W/C, living room, dining room and kitchen on the ground floor, with the landing, three bedrooms and bathroom on the first floor. Externally there is off road parking, a detached garage and lawned garden to the rear.

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



Hallway 13'6" x 5'11" (4.14 x 1.82) **Bathroom** 5'3" x 6'11" (1.64 x 2.12)
Entrance to the property is via the side door and into the hallway. Carpeted with coving to the ceiling, central heating radiator and internal doors lead to the W/C, living room, kitchen and under stairs storage cupboard. Vinyl effect flooring with tiled walls, central heating radiator and uPVC window faces to the rear of the property. A three piece suite consisting of bathtub, sink and toilet.

W/C 5'11" x 2'11" (1.82 x 0.89)
Vinyl effect tiled flooring with central heating radiator and uPVC window faces to the front of the property. A two piece suite consisting of toilet and sink.

Living Room 16'8" x 12'4" (5.09 x 3.78)
Carpeted with coving to the ceiling, central heating radiator and gas fireplace set on marble and wood effect surround. uPVC bay window faces to the front of the property.

Kitchen 19'6" x 9'6" (5.96 x 2.9)
Vinyl effect tiled flooring with part laminate flooring, central heating radiator, coving to the ceiling and uPVC window faces to the rear of the property. Base height and wall mounted units, countertops, tiled splashbacks, integrated oven, grill, hob and overhead extractor fan, integrated sink and drainer and space and plumbing for white goods. Archway leads to the dining room.

Dining Room 17'0" x 9'1" (5.19 x 2.77)
Carpeted with coving to the ceiling, central heating radiator and uPVC French doors lead to the rear garden.

Landing 10'11" x 6'11" (3.35 x 2.12)
Carpeted with coving to the ceiling and uPVC window faces to the side of the property. Internal doors lead to all three bedrooms, storage cupboard and bathroom.

Bedroom One 14'0" x 11'5" (4.28 x 3.48)
Carpeted with coving to the ceiling, central heating radiator and uPVC window faces to the front of the property.

Bedroom Two 11'11" x 11'5" (3.64 x 3.48)
Carpeted with coving to the ceiling, central heating radiator, built in wardrobes and uPVC window faces to the rear of the property.

Bedroom Three 9'3" x 6'11" (2.82 x 2.12)
Carpeted with coving to the ceiling, central heating radiator, built in wardrobes and uPVC window faces to the front of the property.

External

To the front of the property is a well presented gravelled garden with a driveway for off road parking leading to the detached, brick built garage and rear garden. The rear garden is lawned with patio areas 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



Total area: approx. 110.1 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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