



**15 Cottage Beck Road
Scunthorpe, DN16 1LQ
£105,000**

Bella
properties

Ideal for a first time buyer or family, this three bedroom terrace property brought to the market for sale by Bella Properties is certain to have widespread appeal. Well presented by the current owners, the property is deceptively spacious providing two reception areas and is located close to schools, transport links and many other local amenities. Viewings are available immediately and come highly recommended to appreciate this delightful home.

The property itself briefly comprises of a hallway, living room, dining room, kitchen, storage space and downstairs WC on the ground floor. The first floor comprises of the landing, three bedrooms and family bathroom. Externally, there are low maintenance gardens to both the front and rear with street parking.



Hall 14'4" x 2'11" (4.39 x 0.9)

Entrance to the property is via the front door and into the hall. Internal doors lead to the living room and dining room and stairs lead to the first floor accommodation.

Living Room 10'2" x 12'4" (3.11 x 3.78)

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

Dining Room 13'3" x 13'5" (4.04 x 4.11)

Laminate effect wood flooring with central heating radiator, log burning stove and uPVC French doors to the rear garden.

Kitchen 14'10" x 7'10" (4.54 x 2.41)

Tiled flooring with coving to the ceiling, central heating radiator and dual aspect uPVC windows face to the side of the property. A mixture of base height and wall mounted units with complimentary counters, tiled splashbacks, integrated oven and hob, integrated sink and drainer and space and plumbing for white goods.

Storage 8'1" x 7'10" (2.48 x 2.41)

Storage space with window facing to the rear of the property.

W/C 2'11" x 4'3" (0.91 x 1.32)

Downstairs W/C with window facing to the side of the property.

Landing 21'8" x 13'5" (6.62 x 4.11)

Wooden flooring with coving to the ceiling, central heating radiator and internal doors lead to the three bedrooms and bathroom.

Bedroom One 13'5" x 12'4" (4.11 x 3.77)

Wooden flooring with central heating radiator and uPVC window faces to the front of the property.

Bedroom Two 10'8" x 10'8" (3.26 x 3.26)

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

Bedroom Three 7'10" x 17'8" (2.41 x 5.41)

Wooden flooring with central heating radiator and uPVC window faces to the rear of the property. Internal door leads to the storage cupboard.

Bathroom 11'10" x 5'1" (3.63 x 1.56)

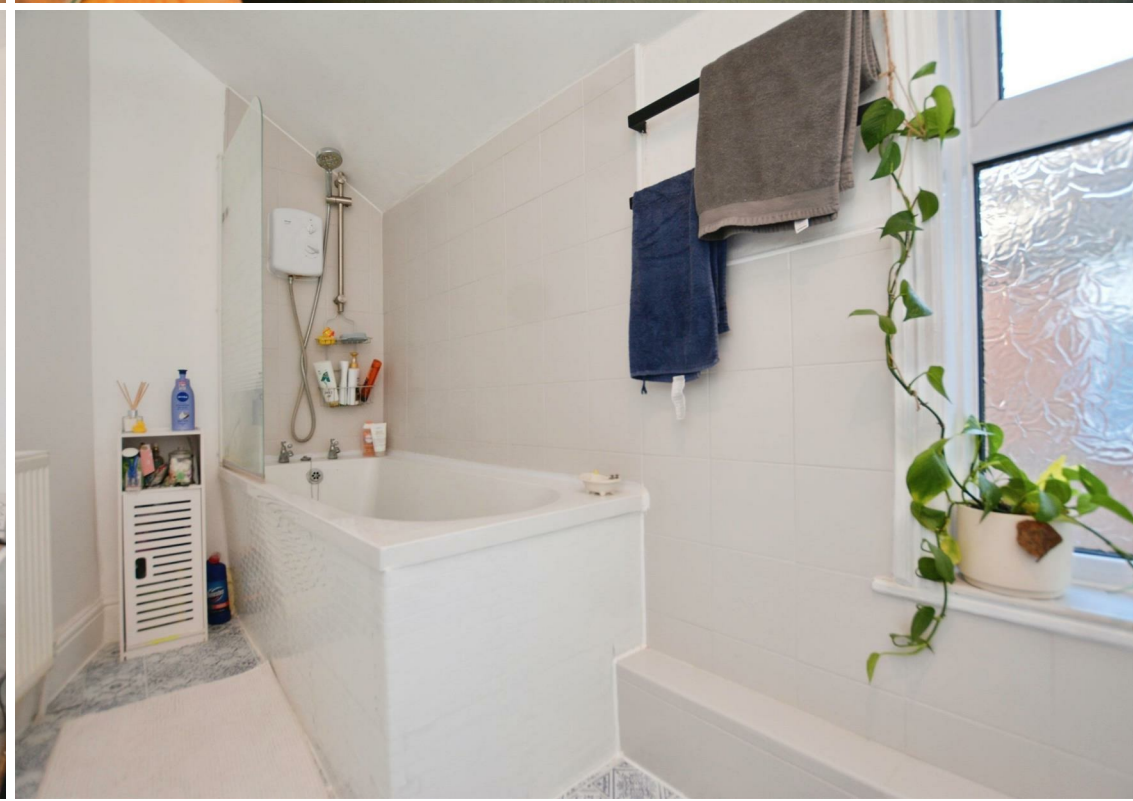
Vinyl effect tiled flooring with tiled walls, central heating radiator and uPVC window faces to the side of the property. A three piece suite consisting of bathtub with overhead shower, sink and toilet.

External

To the front of the property is a low maintenance garden with street parking. The rear garden is also low maintenance with storage shed.

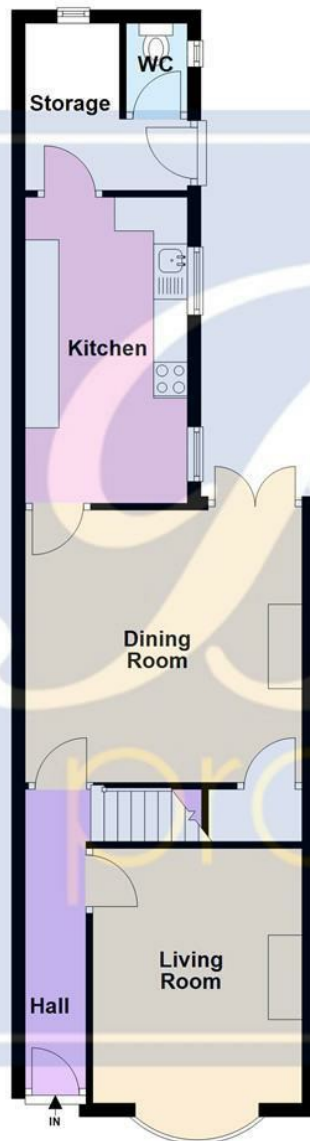
Disclaimer

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Ground Floor



First Floor



Total area: approx. 107.3 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			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			69
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus) A			69
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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