



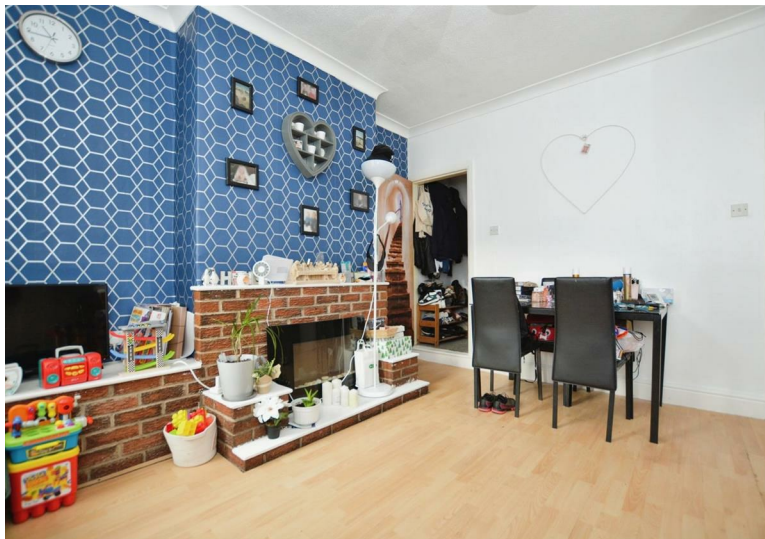
55 Sheffield Street
Scunthorpe, DN15 6DN
£90,000

Bella
properties

Bella Properties welcomes to the market this lovely first time buyer home located on Sheffield Street, Scunthorpe. A short distance from Scunthorpe town centre, this home is positioned close to local amenities including shops, restaurants, local schools and transport links to further afield.

To the ground floor is the entrance hallway, living room, dining room, kitchen and W/C, with the landing, two double bedrooms and family bathroom to the first floor. Externally, the property comes with low maintenance gardens to both the front and rear and street parking.

This home needs to be viewed to be appreciated. Viewings are now available!



Hall 15'5" x 6'0" (4.72 x 1.83)

Entrance to the property is via the front door and into the hallway. Internal doors lead to the living room and dining room.

Living Room 9'3" x 12'2" (2.84 x 3.73)

Wooden flooring with coving to the ceiling, central heating radiator, electric fireplace and uPVC window facing to the front of the property.

Dining Room 12'5" x 12'7" (3.81 x 3.86)

Vinyl effect wood flooring with coving to the ceiling, central heating radiator, electric fireplace and uPVC window facing to the rear of the property.

Kitchen 11'10" x 6'11" (3.61 x 2.12)

Tiled flooring with coving to the ceiling and two uPVC windows facing to the side of the property. Base height and wall mounted units with counter tops, tiled splashbacks, integrated oven, hob and overhead extractor fan, and space and plumbing for white goods.

W/C 6'11" x 2'5" (2.12 x 0.76)

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

Landing 13'1" x 2'10" (3.99 x 0.88)

Carpeted with internal doors leading to the two bedrooms and bathroom.

Bedroom One 12'3" x 12'5" (3.75 x 3.81)

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

Bedroom Two 9'3" x 15'7" (2.83 x 4.75)

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

Bathroom 11'3" x 6'11" (3.44 x 2.12)

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

External

The front and rear of the property come with low maintenance gardens, with street parking to the front of the home.

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



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	57	
(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		
England & Wales		EU Directive 2002/91/EC

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.