


**24C High Burgage**
**Winteringham, Scunthorpe, DN15 9NE**
**£175,000**

Bella properties

**** PURCHASED WITH NO CHAIN ** ** IDEAL FIRST TIME BUYER HOME ****

**Located in the quiet village of Winteringham on High Burgage, is this two bedroom semi-detached home on the market for sale with Bella Properties. Beautifully presented throughout, this home has been well looked after and is perfect for a first time buyer.**

**Viewings on this one are essential and are available now!**

**Inside, there is an entrance hall, W/C, living room and kitchen/diner on the ground floor with the landing, two bedrooms and bathroom on the first floor. Externally, there are well presented, low maintenance gardens to the front and rear with a driveway to the side for off road parking.**







**Hall** 12'10" x 3'4" (3.93 x 1.04)
Entrance to the property is via the front door and into the hall. Wooden flooring with central heating radiators and internal doors lead to the W/C, kitchen/diner and under stairs storage cupboard. Carpeted stairs lead to the first floor accommodation.

**W/C** 2'11" x 5'4" (0.9 x 1.65)
Wooden 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** 12'10" x 8'3" (3.93 x 2.53)
Carpeted with central heating radiator, electric fireplace set on marble effect surround and uPVC window faces to the front of the property.

**Kitchen/Diner** 9'4" x 15'3" (2.85 x 4.67)
Wooden flooring with spotlights and uPVC window and French doors lead to the rear of the property. A variety of wall mounted and base height modern units with wooden countertops, tiled splashbacks and integrated appliances.

**Landing** 6'5" x 5'10" (1.97 x 1.78)
Carpeted with internal doors leading to the two bedrooms, two storage cupboards and bathroom.

**Bedroom One** 10'2" x 15'3" (3.1 x 4.67)
Spacious bedroom originally planned as two rooms but made into one at owners request. Carpeted with central heating radiator, built in wardrobes and two uPVC windows face to the front of the property.

**Bedroom Two** 9'4" x 8'6" (2.85 x 2.6)
Carpeted with central heating radiator and uPVC window faces to the side of the property.

**Bathroom** 6'4" x 6'5" (1.94 x 1.97)
Wooden flooring with tiled walls, heated towel rail and uPVC window faces to the rear of the property. A three piece suite consisting of walk-in shower, toilet and sink.

**External**
To the front of the property is a well presented gravelled garden with a driveway to the side of the property for off road parking. Access to the rear is through a gate to the low maintenance garden.

**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.





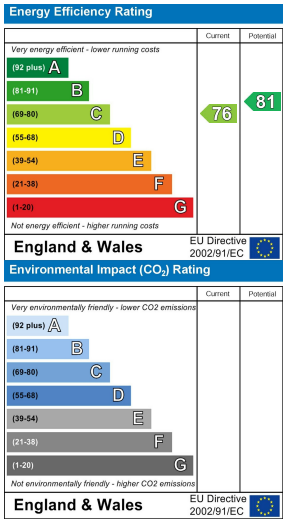






## Ground Floor




Total area: approx. 64.1 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, independant investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.
Plan produced using PlanUp.

21 Dunstall Street, Scunthorpe, DN15 6LD
Tel: 01724 337 697
info@bella-properties.co.uk

Bella properties