



**45 Cornwall Road, Scunthorpe
DN16 3BP
Offers Over £130,000**

**** NO CHAIN ****

Absolutely ideal for a first time buyer or investor, this three bedroom semi detached property in the always popular residential area of Ashby is brought to the market for sale by Bella Properties. Having been extended to the rear, this home is certain to have widespread appeal. Located close to many local amenities including schools, shops, transport links and more, viewings are available immediately and come highly recommended to appreciate this home.

This home comes with the added benefit of a new roof, driveway, UPVC windows and doors in the last 3 years.

The property itself briefly comprises of the hallway, living room, kitchen, W/C and utility on the ground floor with landing, three bedrooms and bathroom on the first floor. To the front of the property is off road parking and access to the rear garden. The rear garden consists of AstroTurf and a large, wooden storage shed.



Hall 2'10" x 10'4" (0.88 x 3.15)

Entrance to the property is via the front door and into the hallway. Internal door leads to the living room and carpeted stairs lead to the first floor accommodation.

Living Room 12'2" x 14'11" (3.73 x 4.55)

Wooden flooring with coving to the ceiling, central heating radiator and uPVC bay window facing to the front of the property. Includes electric fireplace set on surround and further window facing to the front of the property.

Kitchen 8'9" x 14'11" (2.69 x 4.55)

Vinyl effect flooring with spotlights, uPVC window facing to the rear and internal door leading to the utility. Base height and wall mounted units with complimentary counters, splashbacks and space and plumbing for white goods. Further internal door leads to the rear porch.

W/C 2'10" x 4'6" (0.88 x 1.39)

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

Utility 7'10" x 6'7" (2.41 x 2.01)

Tiled flooring with central heating radiator, base height and wall mounted units, complimentary counters with space and plumbing for white goods. uPVC windows and door lead to the rear garden.

Landing 7'11" x 6'4" (2.43 x 1.94)

Carpeted with internal doors leading to all three bedrooms and family bathroom.

Bedroom One 12'2" x 11'5" (3.73 x 3.49)

Wooden flooring with coving to the ceiling, central heating radiator, built in storage and uPVC window facing to the front of the property.

Bedroom Two 11'5" x 8'11" (3.49 x 2.72)

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

Bedroom Three 7'4" x 6'4" (2.24 x 1.94)

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

Bathroom 5'4" x 7'10" (1.63 x 2.4)

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

External

To the front of the property is a block paved driveway offering off road parking. The driveway leads to the rear where you will find a garden with AstroTurf, and large shed for storage.

Disclaimer

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