



8 Briar Way
Scunthorpe, DN15 8UU
£158,995

Bella
properties

An absolutely ideal home for a first-time buyer, Bella Properties brings to the market for sale this two bedroom semi detached property on Briar Way, in the popular Skippingdale area of Scunthorpe. Immaculately presented by the current owner, this home is modern throughout and ready for any lucky buyer to move straight into!

Located close to retail parks, local schools and transport links to further afield, the property itself comprises of the hall, living room, kitchen and sun room on the ground floor, with the landing, two bedrooms and bathroom on the first floor. Externally, there is off road parking, a brick built garage and gorgeous gardens to both the front and rear.

Viewings are available now and come highly recommended to appreciate this delightful home!



Hall 4'0" x 3'4" (1.23 x 1.03)

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

Living Room 10'9" x 13'2" (3.28 x 4.02)

Wooden flooring with coving to the ceiling, central heating radiator and electric fireplace set on marble effect surround. uPVC window faces to the front of the property, and internal doors lead to under stairs storage cupboard and kitchen.

Kitchen 8'11" x 14'1" (2.72 x 4.3)

Open plan with the sun room. Base height and wall mounted modern units with central island, integral oven and grill, induction hob with overhead extractor fan, integrated fridge/freezer, integrated sink and drainer, with space and plumbing for washer.

Sun Room 9'5" x 12'4" (2.88 x 3.76)

Wooden flooring with central heating radiator, spotlights and uPVC windows and French doors to the rear garden.

Landing 5'1" x 6'3" (1.56 x 1.93)

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

Bedroom One 9'2" x 14'0" (2.8 x 4.27)

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

Bedroom Two 14'0" x 7'5" (4.27 x 2.28)

Carpeted with coving to the ceiling, central heating radiator and two uPVC windows facing to the rear of the property. Internal door leads to over stairs storage cupboard.

Bathroom 5'1" x 7'4" (1.56 x 2.24)

Tiled flooring with tiled walls, heated towel rail and uPVC window facing to the side of the property. A three piece suite consisting of bathtub with overhead shower, sink and toilet.

External

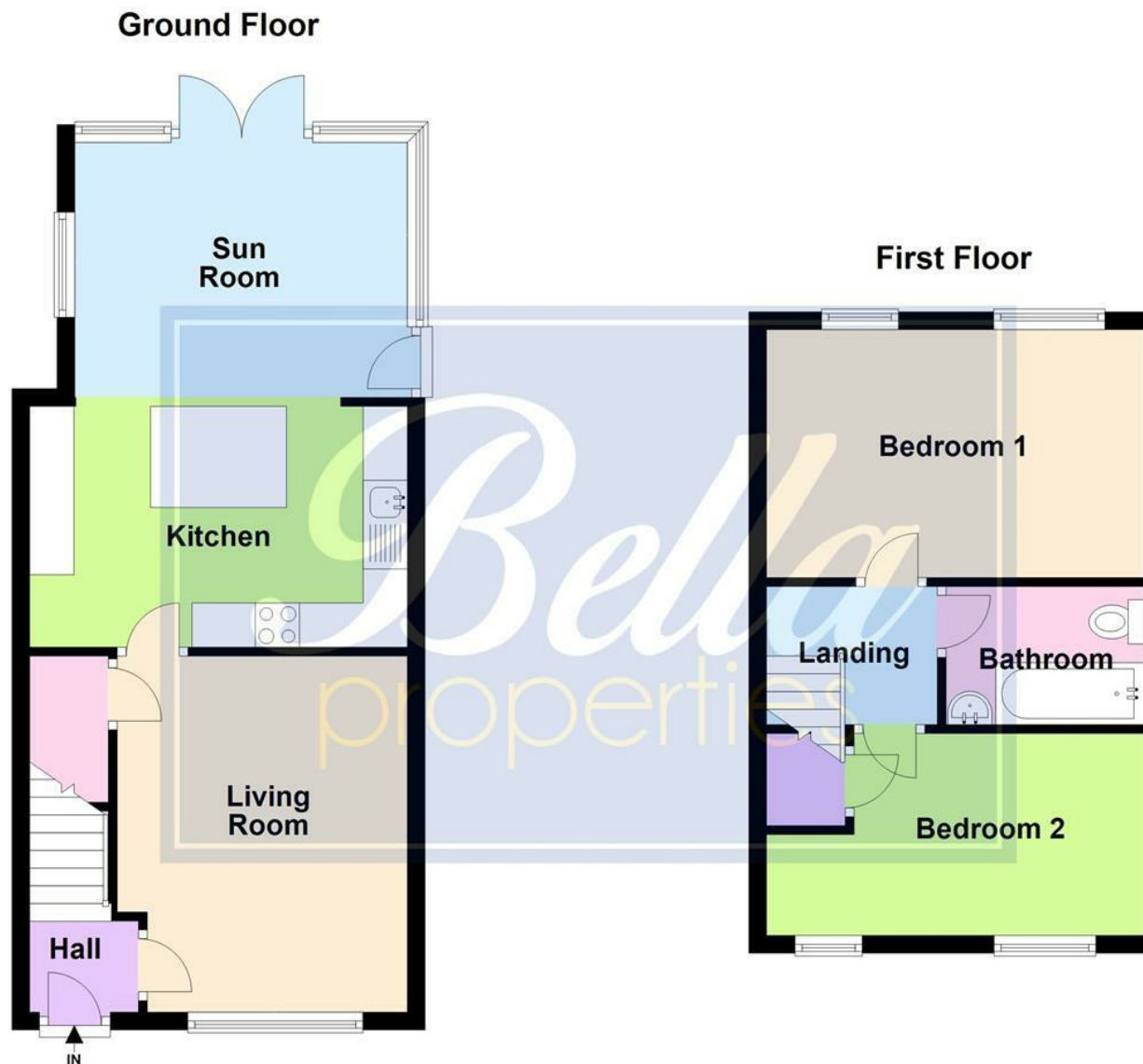
To the front of the property is a well presented garden with a driveway offering off road parking. The driveway leads to the brick built garage with up and over door, and rear garden. The rear garden is beautifully presented with tiled patio, flower beds, wooden shed for further outdoor storage and wooden summerhouse.

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.







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			87
(81-91) B			
(69-80) C		74	
(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		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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England & Wales		EU Directive 2002/91/EC	