



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.

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.

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.







Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A	Current	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		
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	Current	
(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, independant investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.

Plan produced using PlanUp.