



**16 Redbourne Street
Scunthorpe, DN16 1TF
£75,000**

Bella
properties

**** INVESTMENT OPPORTUNITY WITH TENANTS IN SITU **** Found on Redbourne Street, Scunthorpe is this great opportunity for any landlords looking to add to their portfolio. Deceptively spacious, this home comprises the entrance hall, living room, dining room and kitchen on the ground floor, with the landing, two bedrooms, storage room and bathroom to the first floor. Externally, there is street parking to the front of the property and a low maintenance garden to the rear.

Ready for any buyer to put their own stamp on, and in a location close to local amenities including shops, schools, restaurants and transport links, viewings are now available!



Hall 12'0" x 8'3" (3.66 x 2.52)

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

Living Room 10'5" x 12'7" (3.19 x 3.86)

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

Dining Room 11'7" x 12'0" (3.54 x 3.66)

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

Kitchen 14'10" x 8'11" (4.54 x 2.72)

Tiled flooring with central heating radiator, two windows facing to the rear of the property and door leading to the rear garden. Base height and wall mounted units with counter tops, tiled splashbacks, integrated sink and drainer and space and plumbing for white goods. Internal door leads to under stairs storage cupboard.

Landing

Internal doors lead to the two bedrooms, storage cupboard and bathroom.

Bedroom One 10'5" x 12'7" (3.2 x 3.85)

Carpeted with central heating radiator and window facing to the front of the property.

Bedroom Two 14'9" x 12'0" (4.52 x 3.67)

Carpeted with central heating radiator and two windows facing to the front of the property.

Storage

Storage room measuring 1.26m x 2.74m.

Bathroom 10'4" x 4'6" (3.15 x 1.39)

Wooden flooring with central heating radiator, part tiled walls and window facing to the rear of the property. A three piece suite consisting of bathtub with overhead electric shower, sink and toilet.

External

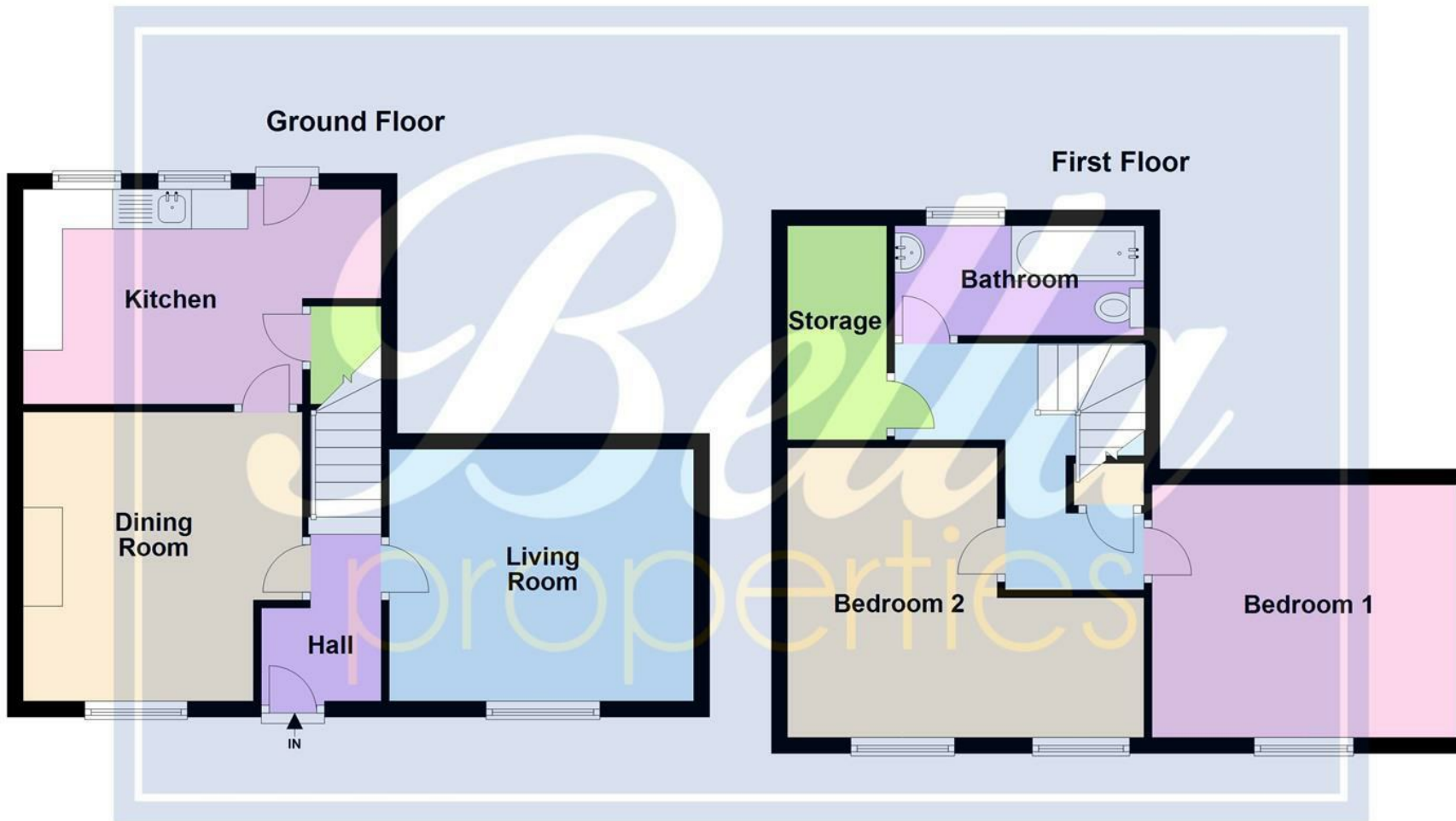
To the front of the property is street parking, to the rear is a low maintenance garden.

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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	58	
(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.