



38 Sheffield Park Avenue
Scunthorpe, DN15 8PJ
£170,000

Bella
properties

Introducing to the market, a lovely semi detached house now available to purchase. This home is primed and ready to welcome new owners, making it an ideal choice for families or first-time buyers!

Internally, this property has been extended and comprises the entrance hallway, living room, dining room, w/c, inner hallway, kitchen and conservatory on the ground floor. The landing, three bedrooms and family bathroom are to the first floor. Externally, there are well presented lawned gardens to both the front and rear, a driveway off road parking and a garage and shed.

This home is conveniently located with easy access of public transport links and a range of local amenities nearby. Brought to the market with Bella Properties, viewings are now available by appointment only.



Hallway 7'1" x 12'1" (2.17 x 3.69)

Entrance to the property is via the front uPVC door and into the hallway. Carpeted with coving to the ceiling, central heating radiator and internal doors lead to the dining room, W/C and inner hallway. Carpeted stairs lead to the first floor accommodation.

Living Room 11'9" x 12'2" (3.59 x 3.73)

Open plan with the dining room. Carpeted with coving to the ceiling, central heating radiator and gas fireplace set on marble and wood surround. uPVC bay window faces to the front of the property.

Dining Room 13'3" x 11'8" (4.04 x 3.56)

Open plan with the living room, carpeted with coving to the ceiling, central heating radiator and uPVC sliding doors lead to the conservatory.

Inner Hallway 7'9" x 7'8" (2.38 x 2.35)

Carpeted with coving to the ceiling, central heating radiator and uPVC window faces to the side of the property.

W/C 3'11" x 4'11" (1.2 x 1.51)

A two piece suite consisting of toilet and sink. uPVC window faces to the side of the property.

Kitchen 13'3" x 7'9" (4.05 x 2.37)

Vinyl effect flooring with coving to the ceiling, central heating radiator, uPVC window faces to the rear of the property and further uPVC window and door faces to the side of the property. Base height and wall mounted units with countertops, tiled splashbacks, integrated sink and drainer and space and plumbing for white goods.

Conservatory 13'3" x 10'1" (4.05 x 3.08)

Vinyl effect flooring with central heating radiator and uPVC French doors lead to the rear garden.

Landing 7'8" x 11'2" (2.36 x 3.41)

Carpeted with coving to the ceiling and uPVC window faces to the side of the property. Internal doors lead to all three bedrooms and bathroom.

Bedroom One 12'2" x 11'9" (3.73 x 3.6)

Carpeted with coving to the ceiling, central heating radiator, built in wardrobes and uPVC bay window faces to the front of the property.

Bedroom Two 13'3" x 11'7" (4.04 x 3.54)

Carpeted with coving to the ceiling, central heating radiator and uPVC window faces to the rear of the property.

Bedroom Three 7'6" x 7'1" (2.29 x 2.18)

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

Bathroom 6'0" x 7'8" (1.83 x 2.36)

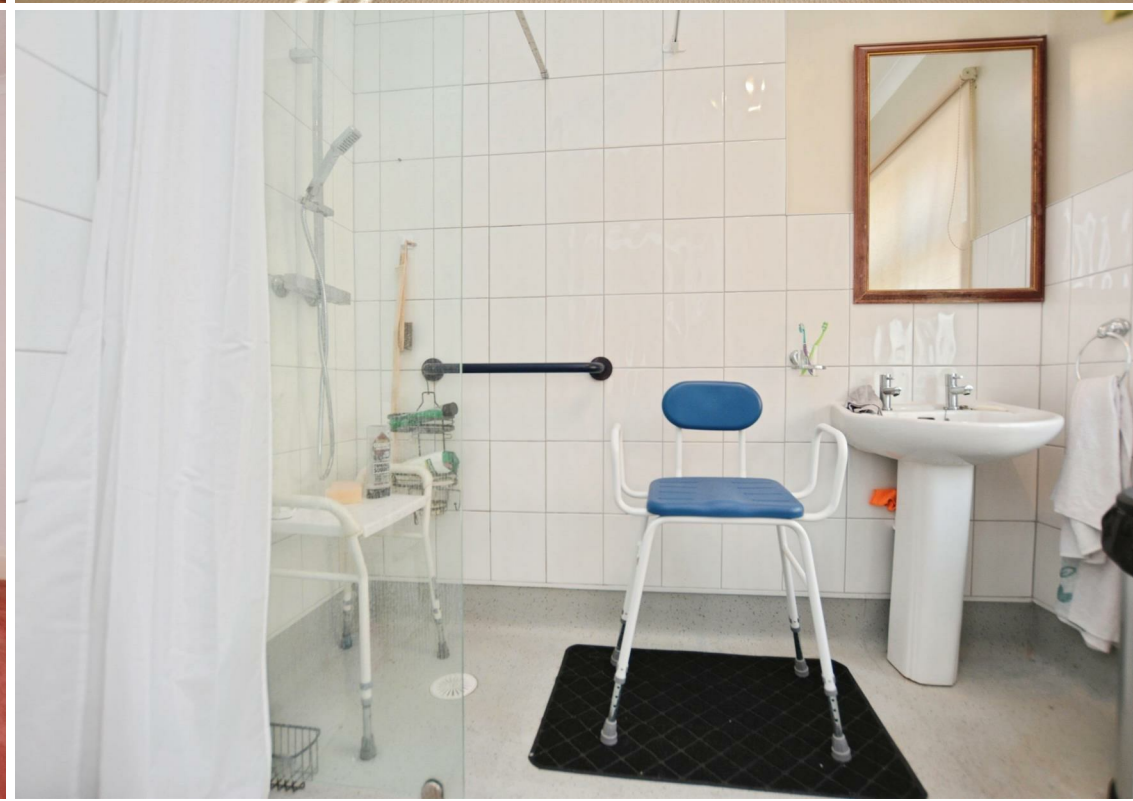
Vinyl effect flooring with tiled walls and uPVC window faces to the side of the property. A three piece suite consisting of wet room shower, toilet and sink.

External

To the front of the property is a well presented lawned garden with a driveway for off road parking. The driveway leads to the rear garden which is laid to lawn with garage and shed.

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. 116.5 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, 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		
(81-91) B		
(69-80) C		
(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		
	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		
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