



224 Burringham Road  
Scunthorpe, Lincolnshire DN17 2BH  
£90,000

*Bella*  
properties



**\*\*NO CHAIN\*\* \*\* IDEAL INVESTMENT OR FIRST TIME BUYER OPPORTUNITY \*\*** Bella Properties brings to the market for sale this three bedroom semi detached property located on the always popular Burringham Road in Scunthorpe. Offered with no onward chain, this property is ideal for a first time buyer or investor.

The property itself briefly comprises of an entrance hallway, living room, kitchen, utility, bathroom and bedroom on the ground floor, with further two bedrooms on the first floor. Externally, the property benefits from off road parking for multiple cars, with a generous size rear garden offering good levels of privacy.

Deceptively spacious throughout, viewings are available now and come highly recommended.



**Hallway** 6'2" x 7'8" (1.89 x 2.36)

Entrance to the property is through the side door and into the hallway. Fully carpeted throughout with doors leading to living room, bathroom and third bedroom. Carpeted stairs lead to the first floor.

**Living Room** 12'5" x 13'3" (3.8 x 4.05)

Entrance from the hallway, a good sized living area. Fully carpeted throughout, coving to the ceiling, central heating radiator and uPVC bay window to the front of the property. Double doors leading to the kitchen.

**Kitchen** 8'10" x 11'3" (2.71 x 3.45)

Entrance from the dining room, vinyl effect wood flooring throughout. Base height and wall mounted units with complimentary counters and black tiled splashbacks. Integrated sink and drainer and integrated oven with overhead extractor fan. Central heating radiator, uPVC window to the rear of the property and door leading to utility.

**Utility** 8'0" x 5'4" (2.45 x 1.65)

Entrance from the kitchen, part tiled walls with uPVC window and door leading to the side of the property.

**Bathroom** 7'8" x 5'6" (2.36 x 1.68)

Entrance from the hallway, tiled flooring throughout with part tiled walls. Three piece suite consisting of toilet, sink and bath tub with overhead shower. uPVC window to the rear of the property.

**Bedroom One** 13'3" x 12'4" (4.05 x 3.78)

Fully carpeted throughout with central heating radiator and uPVC window to the front of the property.

**Bedroom Two** 11'3" x 11'10" (3.43 x 3.63)

Fully carpeted throughout with central heating radiator and uPVC window to the rear of the property. Access to eaves storage, measuring 2.73m x 1.55m.

**Bedroom Three** 8'10" x 6'8" (2.71 x 2.05)

Entrance from the hallway. Fully carpeted throughout with uPVC window to the front of the property.

**External**

A mostly lawned front garden, with driveaway down the side of the property with off road parking for multiple cars. To the rear is a further lawned 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.











## Ground Floor



## First Floor



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.