



**53 Axholme Road**  
**Scunthorpe, Lincolnshire DN15 7HF**  
**£110,000**

*Bella*  
properties

**\*\*NO CHAIN\*\*** Ideal for a first time buyer or investor, this three bedroom semi detached property is brought to the market for sale by Bella Properties. Located on Axholme Road in Scunthorpe, this home is bursting with potential for any prospective buyer to put their own stamp on the property. Boasting a spacious kitchen/diner and a location close to local schools, amenities and Scunthorpe town centre, viewings are available immediately and come highly recommended to appreciate this home.

The property itself briefly comprises of a hallway, living room and kitchen/diner to the ground floor, with landing, three bedrooms and bathroom on the first floor. Externally, there is parking to the front with lawn, with a lawned garden to the rear also.



**Entrance Hall** 12'0" x 6'9" (3.67 x 2.07)

Entrance to the property is via the front door and into the hall. Internal doors lead to the living room and kitchen/diner. Stairs lead to the first floor accommodation.

**Living Room** 12'0" x 13'8" (3.67 x 4.19)

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

**Kitchen/Diner** 8'6" x 20'10" (2.61 x 6.36)

Laminate flooring with central heating radiator with two uPVC windows facing to the rear of the property and uPVC rear door leads to the side of the property. Base height and wall mounted units with complimentary counter tops, tiled splashbacks, integrated sink and drainer, overhead extractor fan and space and plumbing for white goods.

**Landing****Bedroom One** 11'11" x 12'0" (3.65 x 3.66)

Carpeted with central heating radiator, built in storage and uPVC window faces to the front of the property.

**Bedroom Two** 8'7" x 13'4" (2.64 x 4.08)

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

**Bedroom Three** 8'5" x 9'1" (2.59 x 2.77)

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

**Bathroom** 5'6" x 7'1" (1.68 x 2.18)

Part tiled walls with uPVC window facing to the rear of the property. A three piece suite consisting of bathtub, sink and toilet.

**External**

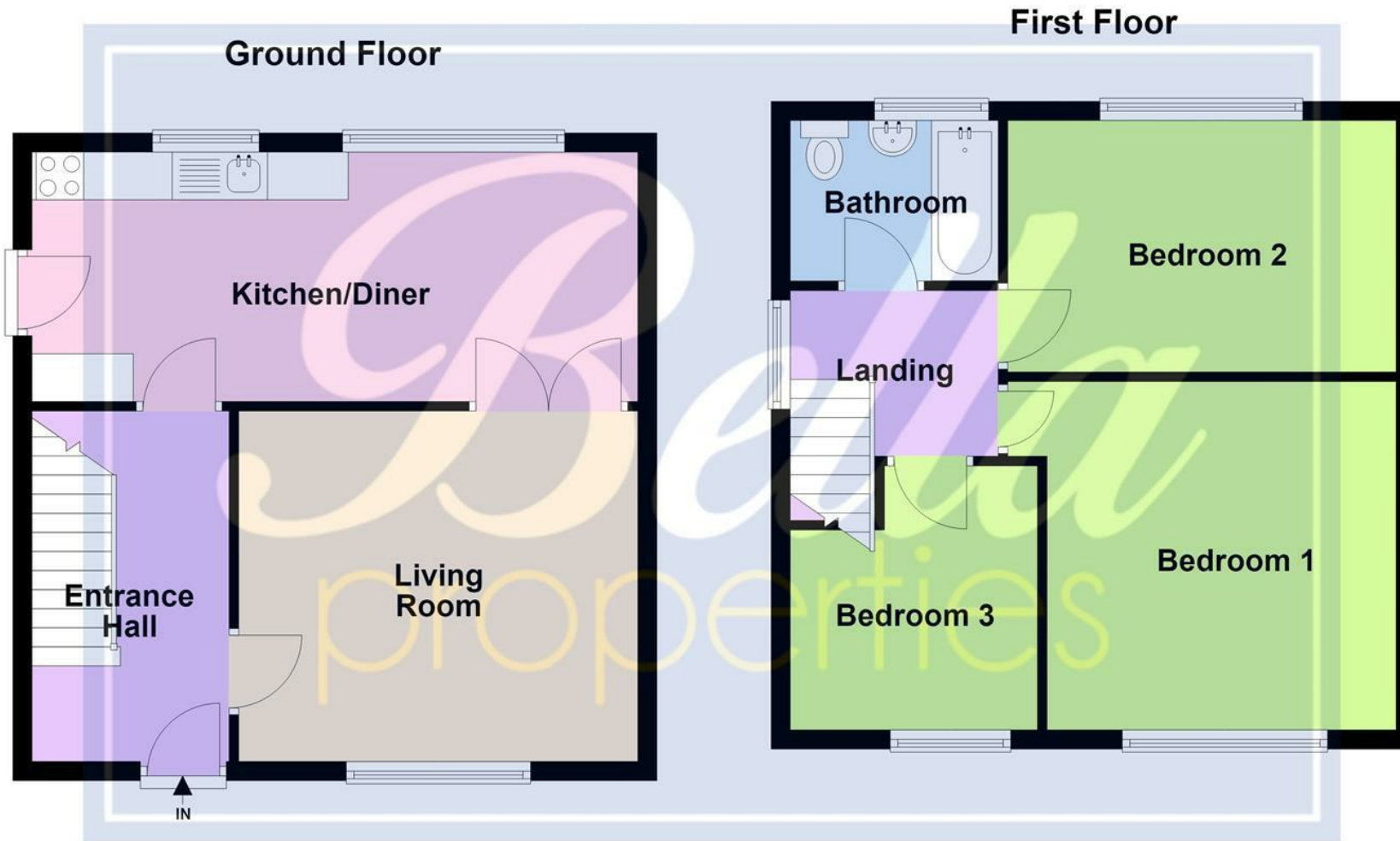
To the front of the property is a lawned garden with a driveway for off road parking. To the rear of the property is a lawned garden with an outbuilding.

**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.







Total area: approx. 81.2 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		78
(55-68) D	61	
(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		
		EU Directive 2002/91/EC