



131 Connaught Road
Scunthorpe, DN15 8LF
£117,500

Bella
properties

Bella Properties bring to the market this two bedroom semi detached property which would make an ideal starter home for a first time buyer or investment for someone looking to increase their property portfolio. Located on the popular Normanby Grange area of Scunthorpe, the property is close to transport links, local schools, retail parks and Scunthorpe Town Centre. Modern throughout, viewings are available immediately and come highly recommended.

The property itself briefly consists of an entrance hall, W/C, living room and kitchen/diner on the ground floor, with the landing, two bedrooms and family bathroom to the first floor. Externally, the property has front and rear lawned gardens with off road parking leading down the side of the property. Priced to sell, book now to avoid disappointment!



Hall

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.

Living Room 8'8" x 13'9" (2.65 x 4.21)

Wooden flooring with central heating radiator and uPVC window facing to the front of the property.

W/C 2'9" x 6'2" (0.86 x 1.89)

A two piece suite consisting of toilet and sink.

Kitchen/Diner 7'9" x 12'7" (2.38 x 3.85)

Tiled flooring with central heating radiator and uPVC window and door to the rear garden. A mixture of base height and wall mounted wooden units with complimentary counters, tiled splashbacks, integrated oven, grill and overhead extractor fan, integrated sink and drainer, integrated fridge/freezer and space and plumbing for washer.

Landing 5'9" x 6'9" (1.77 x 2.07)

Carpeted with internal doors leading to the two bedrooms and bathroom.

Bedroom One 8'2" x 12'7" (2.5 x 3.85)

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

Bedroom Two 12'7" x 8'2" (3.85 x 2.5)

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

Bathroom 6'11" x 5'6" (2.11 x 1.68)

Vinyl effect flooring with central heating radiator and uPVC window facing to the side 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 gravelled driveway for off road parking. The driveway leads to the rear garden via a wooden gate, where you will find a further lawned garden with a small patio and wood chipped play area, and wooden storage 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



First Floor



Total area: approx. 56.4 sq. metres (607.0 sq. feet)

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		92
(81-91) B		
(69-80) C	76	
(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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Not environmentally friendly - higher CO ₂ emissions		
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EU Directive 2002/91/EC		