



18 Birchwood Road
Scunthorpe, DN16 3HU
£165,000

Bella
properties

Located on the always popular Birchwood Road, this lovely three bedroom semi detached property is brought to the market for sale by Bella Properties. This home is absolutely ideal for a families or first time buyers alike with its position close to local amenities such as shops, schools and transport links.

The property itself briefly comprises of the entrance hallway, living room, dining room and kitchen on the ground floor, with landing, all three bedrooms and family bathroom on the first floor. Externally, there is a block paved driveway for off road parking, a detached garage and beautifully presented lawned gardens to both the front and rear.

Sure to have widespread appeal, viewings are available now by appointment only.



Hallway 14'2" x 6'1" (4.33 x 1.87)

Entrance to the property is via the side door and into the hallway. Carpeted with coving to the ceiling, central heating radiator and internal doors leading to the living room, kitchen and storage cupboard. Carpeted stairs lead to the first floor accommodation. uPVC window faces to the front of the property.

Living Room 14'2" x 11'4" (4.33 x 3.46)

Open plan with the dining room. Carpeted with coving to the ceiling, electric fireplace set on marble and wood effect surround and uPVC window facing to the front of the property.

Dining Room 13'4" x 8'6" (4.07 x 2.61)

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

Kitchen 12'10" x 8'11" (3.92 x 2.72)

Vinyl effect tiled flooring with central heating radiator, uPVC window facing to the rear of the property and external door giving access to the side of the property. Base height and wall mounted units with complimentary counters, tiled splashbacks, integrated oven, grill, electric hob and overhead extractor fan, integrated stainless steel sink and drainer and space and plumbing for washer.

Landing 10'8" x 6'0" (3.27 x 1.85)

Carpeted with coving to the ceiling, uPVC window facing to the side of the property and internal doors leading to all three bedrooms and bathroom.

Bedroom One 12'11" x 11'5" (3.96 x 3.48)

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

Bedroom Two 12'4" x 11'5" (3.76 x 3.48)

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

Bedroom Three 7'11" x 7'0" (2.42 x 2.14)

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

Bathroom 8'3" x 6'0" (2.52 x 1.85)

Wooden flooring with part tiled walls, central heating radiator

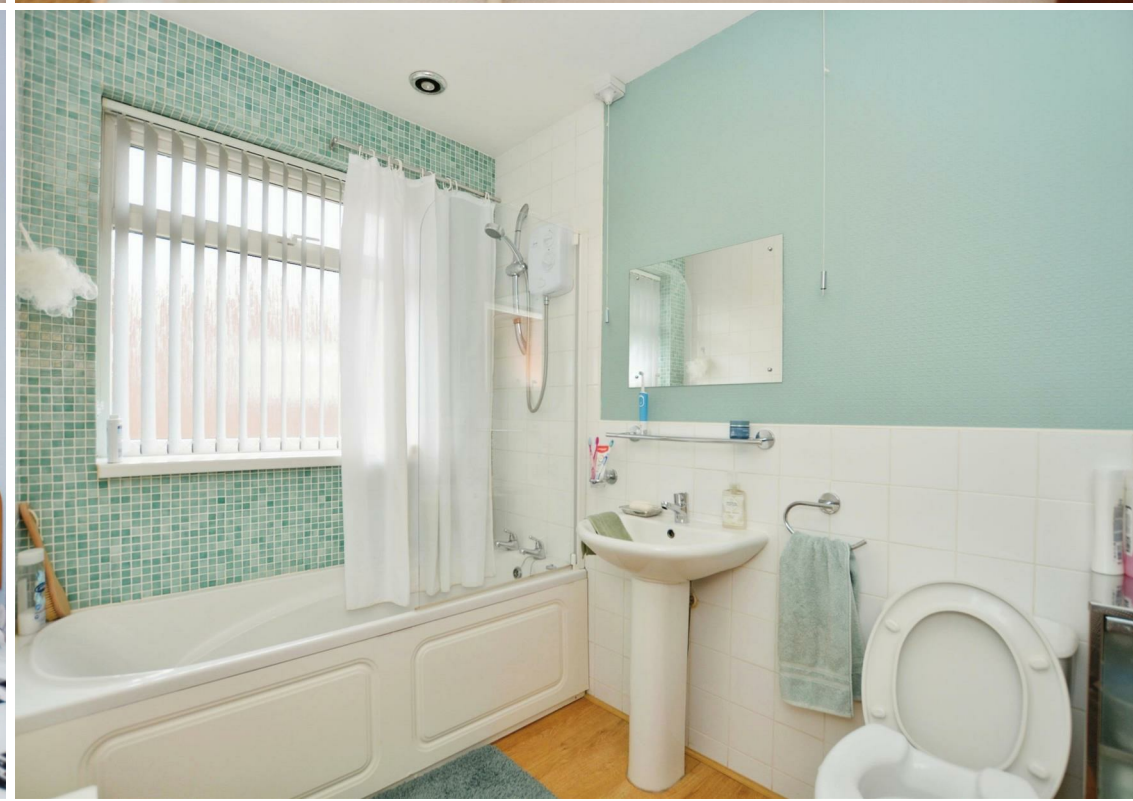
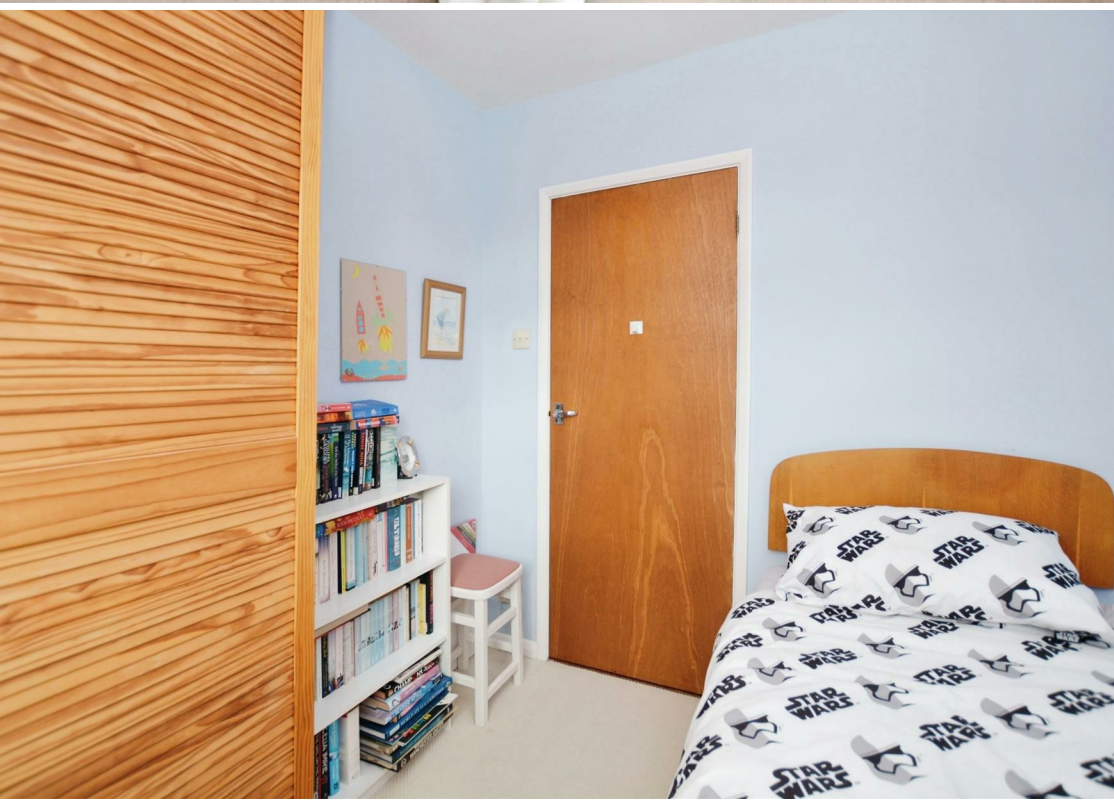
and uPVC window facing to the rear of the property. A three piece suite consisting of bathtub with overhead electric shower, toilet and sink.

External

To the front of the property is a well presented lawned garden with established shrubs, and a block paved driveway offering off road parking. The driveway leads to the rear garden and detached garage. The rear garden is also laid to lawn with established shrubs and borders.

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		82
(81-91) B		
(69-80) C	69	
(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		
(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.