



5 Endcliffe Avenue  
Scunthorpe, DN17 2RB  
£195,000

*Bella*  
properties

**\*\* NO CHAIN \*\*** Bella Properties brings to the market for sale this three bedroom semi detached property located on Endcliffe Avenue in the ever popular residential area of Yaddlethorpe. Absolutely ideal for a family, this property is beautifully presented by the current owners with tasteful, modern décor throughout.

The property itself briefly comprises of an entrance hallway, living room and open plan kitchen/diner to the ground floor with the landing, three bedrooms and family bathroom to the first floor, with the master bedroom currently benefitting from dressing room space. Externally, there are gardens to the front and rear, off road parking and a detached brick built garage.

**Viewings are available immediately and come highly recommended to appreciate this home. Contact us today!**



**Hallway****7'6" x 6'7" (2.29 x 2.03)**

Entrance to the property is via the side composite uPVC door and into the hallway. Tiled flooring with internal doors leading to the living room and kitchen/diner. Carpeted stairs lead to the first floor accommodation.

**Living Room****17'10" x 14'2" (5.44 x 4.32)**

Carpeted with coving to the ceiling, central heating radiator, electric fireplace set on marble and wood effect surround and uPVC window faces to the front of the property.

**Kitchen/Diner****13'3" x 17'9" (4.06 x 5.43)**

A beautiful, modern kitchen/diner with tiled flooring, coving to the ceiling, spotlights, central heating radiator and uPVC window facing to the side of the property. A variety of base height and wall mounted units with wooden countertops, tiled splashbacks, integrated oven, hob and overhead extractor fan, integrated sink and drainer and space and plumbing for white goods. uPVC French doors lead to the rear garden and internal door leads to storage cupboard.

**Landing****11'10" x 6'0" (3.62 x 1.85)**

Carpeted with coving to the ceiling and internal doors lead to all three bedrooms, bathroom and storage cupboard.

**Bedroom One****11'8" x 12'5" (3.57 x 3.79)**

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

**Dressing Room****10'11" x 5'9" (3.34 x 1.77)**

Currently utilised as office space, carpeted with uPVC window facing to the side of the property.

**Bedroom Two****8'7" x 10'7" (2.63 x 3.23)**

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

**Bedroom Three****8'7" x 6'11" (2.64 x 2.11)**

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

**Bathroom****7'6" x 5'9" (2.3 x 1.77)**

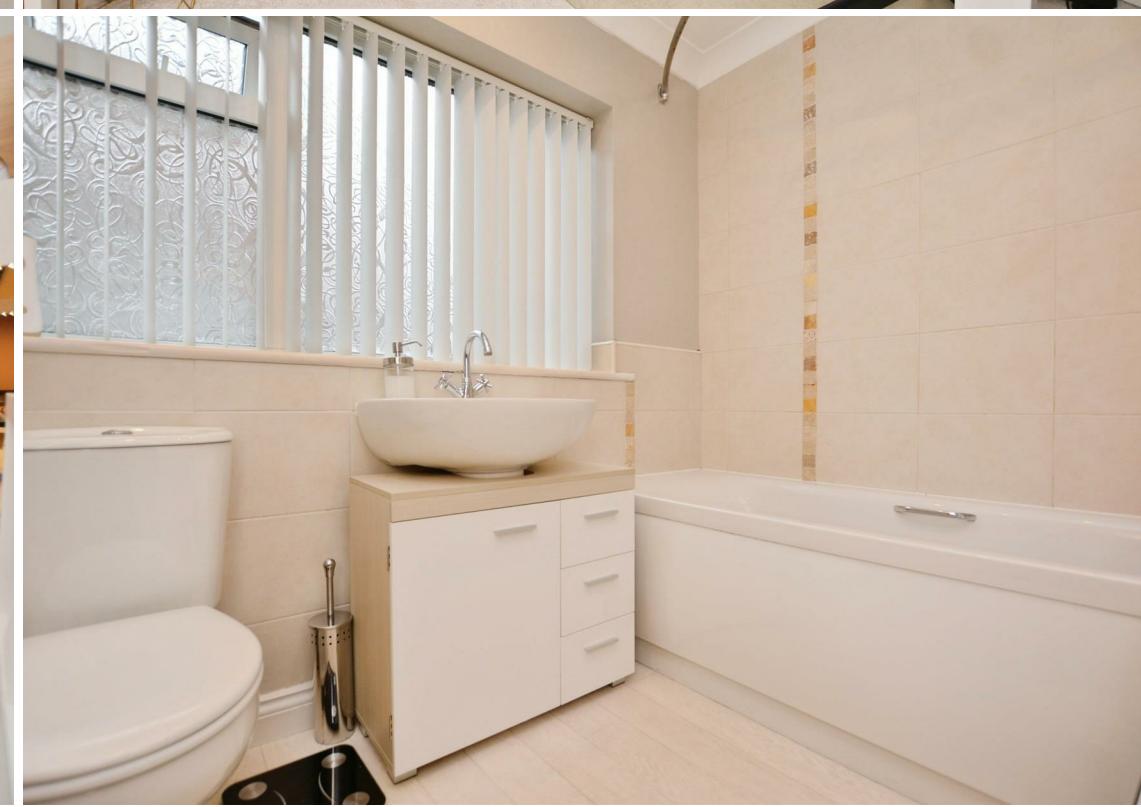
Vinyl effect flooring with coving to the ceiling, central heating radiator and uPVC window faces to the side of the property. A three piece suite consisting of bathtub, sink with vanity unit and toilet.

**External**

To the front of the property is a well presented lawned garden with a driveway for off road parking which leads to the detached, brick built garage and rear garden, via a wooden gate. The rear garden is mainly laid to lawn with patio area.

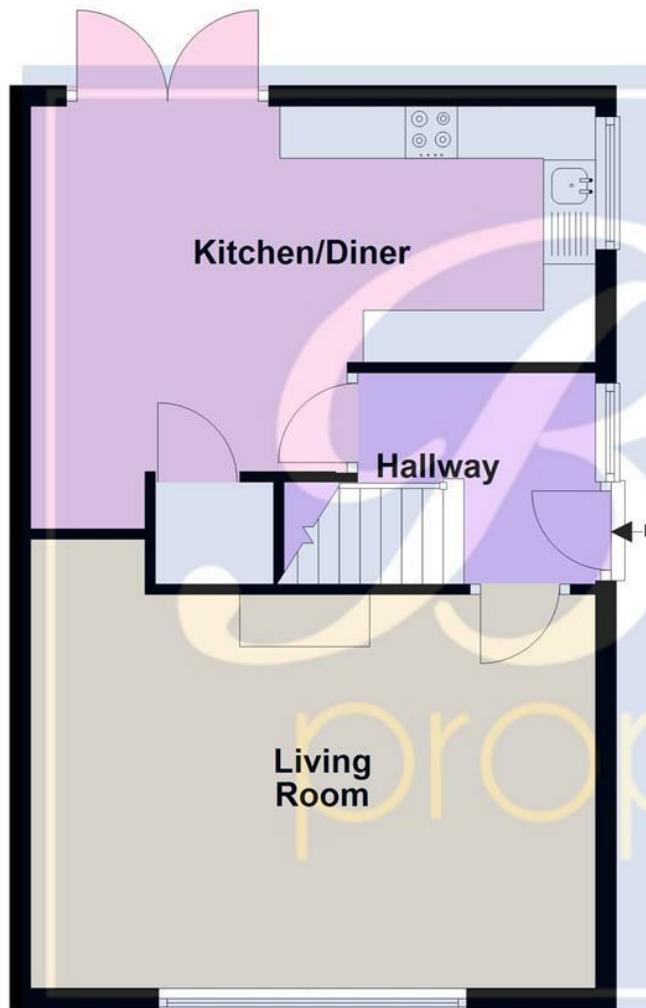
**Disclaimer**

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## Ground Floor



## First Floor



Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A	Current	Potential
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A	Current	Potential
(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		
England & Wales		

Total area: approx. 91.5 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, independant investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.  
Plan produced using PlanUp.