



4 Marmion Road
Scunthorpe, DN16 1PQ
£165,000

Bella
properties

Presenting an excellent opportunity, this well-maintained three-bedroom semi-detached house is offered for sale with no onward chain. Ideally suited for families, the property is situated on a large plot, providing a generously sized garden, ample off road parking, two reception rooms and two double bedrooms, the first with built in wardrobes.

Located on a quiet cul-de-sac, this property still enjoys excellent proximity to public transport links, reputable nearby schools, and a range of local amenities. Ready to make your own, early viewing is highly recommended to appreciate the full potential this home has to offer!

The property briefly comprises the entrance porch and hallway, living room, dining room, kitchen and the W/C to the ground floor, with the landing, three bedrooms and family bathroom to the first floor. Externally, there is off road parking to the front of the property, a detached, brick built garage and a lawned garden to the rear.



Porch 6'3" x 3'7" (1.92 x 1.1)

Entrance to the property is via the side door and into the porch. uPVC windows face to the front of the property, and internal door leads to the hallway.

Hallway 6'3" x 14'7" (1.92 x 4.47)

Carpeted with coving to the ceiling, central heating radiator and internal doors lead to the living room, dining room, kitchen and under stairs storage cupboard. Carpeted stairs lead to the first floor accommodation.

Living Room 12'1" x 10'10" (3.7 x 3.32)

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

Dining Room 12'11" x 11'8" (3.96 x 3.58)

Carpeted with coving to the ceiling, central heating radiator, wall mounted coal effect gas fireplace and further seating area with laminate flooring, uPVC window facing to the side of the property and uPVC French doors leading to the rear garden.

Kitchen 16'1" x 6'10" (4.92 x 2.1)

Tiled flooring with central heating radiator and uPVC windows face to either side of the property. Base height and wall mounted units with integrated oven, grill, hob and overhead extractor fan, integrated sink and drainer and space and plumbing for white goods. The kitchen also houses the gas central heating boiler.

W/C 3'8" x 2'4" (1.13 x 0.73)

Downstairs W/C with window facing to the side of the property.

Landing 9'9" x 7'8" (2.98 x 2.35)

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

Bedroom One 10'8" x 10'10" (3.26 x 3.31)

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

Bedroom Two 12'11" x 10'9" (3.96 x 3.28)

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

Bedroom Three 7'7" x 7'8" (2.33 x 2.35)

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

Bathroom 6'1" x 7'8" (1.87 x 2.35)

Carpeted with tiled walls, central heating radiator and uPVC window faces to the side of the property. A three piece suite consisting of bathtub with overhead shower, sink and toilet.

External

Set on a corner plot, to the front of the property is ample space for off road parking in front of the detached, brick built garage. Access to the rear is through a gate to the generously sized side and rear garden which is laid to lawn, with 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. 99.2 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		
(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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