



**50 Stanley Road, Scunthorpe  
DN15 8AQ  
£165,000**

**\*UNEXPECTEDLY BACK ON THE MARKET\*** Certain to have widespread appeal, Bella Properties brings to the market this delightful three bedroom semi detached home, in the always popular Berkeley area of Scunthorpe. Absolutely ideal for a family or first time buyer, this home has been extended to the rear and boasts three reception rooms, two double bedrooms, a garage, and lovely lawned gardens to both the front and rear, as well as off road parking.

Close to amenities including local schools, shops, retail parks and transport links, this home briefly comprises the entrance hallway, living room, dining room, sun room and kitchen on the ground floor, with the landing, three bedrooms and family bathroom on the first floor. Viewings are available immediately and come highly recommended to appreciate this home!





### Hallway 5'10" x 11'3" (1.8 x 3.45)

Entrance to the property is via the front uPVC door and into the hallway. Carpeted with internal doors leading to the kitchen and under stairs storage cupboard. Carpeted stairs lead to the first floor accommodation.

### Living Room 12'3" x 11'3" (3.74 x 3.45)

Open plan with the dining room, carpeted with coving to the ceiling, central heating radiator and uPVC bay window facing to the front of the property. Includes electric fireplace set on marble surround.

### Dining Room 9'10" x 10'9" (3.02 x 3.29)

Carpeted with coving to the ceiling, central heating radiator, and uPVC French doors leading to the sun room.

### Kitchen 13'5" x 8'0" (4.1 x 2.44)

Vinyl effect flooring with coving to the ceiling, central heating radiator and uPVC windows to the rear and sun room. Base height and wall mounted units with complimentary counters, tiled splashbacks, and space and plumbing for white goods. External door gives access to the side of the property.

### Sun Room 13'0" x 8'2" (3.98 x 2.51)

A lovely additional seating area with brick based construction, wooden flooring and uPVC windows and doors to the rear garden.

### Landing 7'11" x 5'9" (2.42 x 1.77)

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

### Bedroom One 11'3" x 12'4" (3.43 x 3.77)

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

### Bedroom Two 12'4" x 10'0" (3.77 x 3.05)

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

### Bedroom Three 6'11" x 7'4" (2.11 x 2.24)

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

### Bathroom 6'0" x 5'9" (1.84 x 1.77)

Vinyl effect flooring with tiled walls, heated towel rail and uPVC window facing to the front of the property. A three piece suite consisting of bathtub with overhead shower, toilet and sink.

### External

To the front and rear of the property are well presented lawned gardens with established shrubs and borders. The property benefits from a driveway which offers off road parking, and a detached garage for storage. The rear garden also benefits from a raised seating area, and summerhouse.

### 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.

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 <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		
England & Wales		EU Directive 2002/91/EC

