9 Ivy House Court
Scunthorpe, DN16 3GS
£172,500

Bella properties

Beautifully presented by the current owners, this three bedroom semi detached home located in the always popular Timberland area of Scunthorpe is brought to the market for sale by Bella Properties.

Found on a great size plot, this property is ideal for first time buyer or families. Boasting a modern kitchen, modern bathroom and light and airy living, this home is neutral throughout providing the perfect blank canvas for any prospective buyer. Externally, there is a good sized fully enclosed rear garden and off road parking to the front. Found close to many local amenities including schools, shops and transport links, viewings are available immediately and come highly recommended to appreciate this lovely home.

Hall 10'5" x 3'11" (3.20 x 1.2)
Entrance to the property is via the front door and into the hall. Internal door leads to the living room and stairs lead to the first floor accommodation.

Living Room 11'4" x 16'5" (3.46 x 5.02)
Carpeted with central heating radiator, built in storage and uPVC window faces to the front of the property.

Kitchen/Diner 8'9" x 14'6" (2.67 x 4.44)
Vinyl effect tiled flooring, central heating radiator, spotlights and uPVC window and French doors lead to the rear garden. A variety of base height and wall mounted modern units with countertops, breakfast bar, splashbacks, integrated oven, hob and overhead extractor fan, integrated sink and drainer and space and plumbing for white goods.

Conservatory 12'5" x 11'8" (3.79 x 3.56)
Laminate flooring with uPVC windows and doors to the rear of the property.

Landing 6'5" x 6'6" (1.98 x 2.0)
Carpeted with uPVC window facing to the side of the property. Internal doors lead to all three bedrooms, storage cupboard and bathroom.

Bedroom One 13'6" x 7'11" (4.14 x 2.43)
Carpeted with central heating radiator and uPVC window faces to the rear of the property.

Bedroom Two 11'7" x 7'11" (3.54 x 2.43)
Carpeted with central heating radiator and uPVC window faces to the front of the property.

Bedroom Three 8'9" x 6'5" (2.68 x 1.98)
Carpeted with central heating radiator and uPVC window faces to the rear of the property.

Bathroom 6'8" x 6'5" (2.04 x 1.98)
Vinyl effect flooring with spotlights, heated towel rail, spotlights and uPVC window faces to the front of the property. A three piece suite consisting of shower cubicle, sink with vanity unit and toilet.

External
To the front of the property is a well presented lawned garden with space to the side of the property for off road parking. Access to the rear is through a wooden gate to the low maintenance garden which consists of Astroturf and patio area, ideal for entertaining.

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.

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Ground Floor

Total area: approx. 84.1 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.

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