



31 Skelton Road
Scunthorpe, DN17 1RB
£125,000

Bella
properties

Bella Properties are pleased to welcome to the market for sale this three bedroom semi-detached property on Skelton Road, Scunthorpe. Ideal for a first time buyer, couple or family, the property is in an always popular residential location close to local amenities and transport links. Deceptively spacious internally, viewings are available immediately and come highly recommended.

On the ground floor, the property consists of an entrance hall, kitchen, W/C, lounge/diner and conservatory. Upstairs, there are three good size bedrooms, landing and the family bathroom. Outside there is a low maintenance garden to the front with a lawned garden to the rear with patio area, brick built outbuilding and garage.



Hallway 10'7" x 5'9" (3.24 x 1.77)

Entrance to the property is via the front uPVC door and into the hallway. Internal doors lead to the lounge/diner and kitchen and carpeted stairs lead to the first floor accommodation.

Kitchen 10'7" x 9'9" (3.24 x 2.98)

Vinyl effect flooring with coving to the ceiling, central heating radiator and uPVC window faces to the front of the property. Base height and wall mounted units with countertops, tiled splashbacks, integrated sink and drainer and space and plumbing for white goods.

W/C 5'1" x 4'8" (1.57 x 1.43)

A two piece suite consisting of toilet and sink. Window faces to the side of the property.

Lounge/Diner 11'11" x 21'4" (3.65 x 6.52)

Vinyl effect wood flooring with coving to the ceiling, two central heating radiators, window faces to the rear of the property and double doors lead to the conservatory.

Conservatory 9'4" x 11'10" (2.85 x 3.62)

Brick based construction with tiled flooring and uPVC windows and doors face to the rear of the property.

Landing

Carpeted with internal doors leading to all three bedrooms and bathroom.

Bedroom One 9'11" x 12'8" (3.03 x 3.88)

Vinyl effect wood flooring with coving to the ceiling, central heating radiator and uPVC window faces to the front of the property.

Bedroom Two 12'9" x 13'11" (3.9 x 4.25)

Vinyl effect wood flooring with coving to the ceiling, central heating radiator and uPVC window faces to the rear of the property.

Bedroom Three 8'9" x 9'8" (2.67 x 2.96)

Vinyl effect wood flooring with coving to the ceiling, central heating radiator and uPVC window faces to the rear of the property.

Bathroom 8'3" x 6'2" (2.54 x 1.89)

Vinyl effect flooring with coving to the ceiling, heated towel

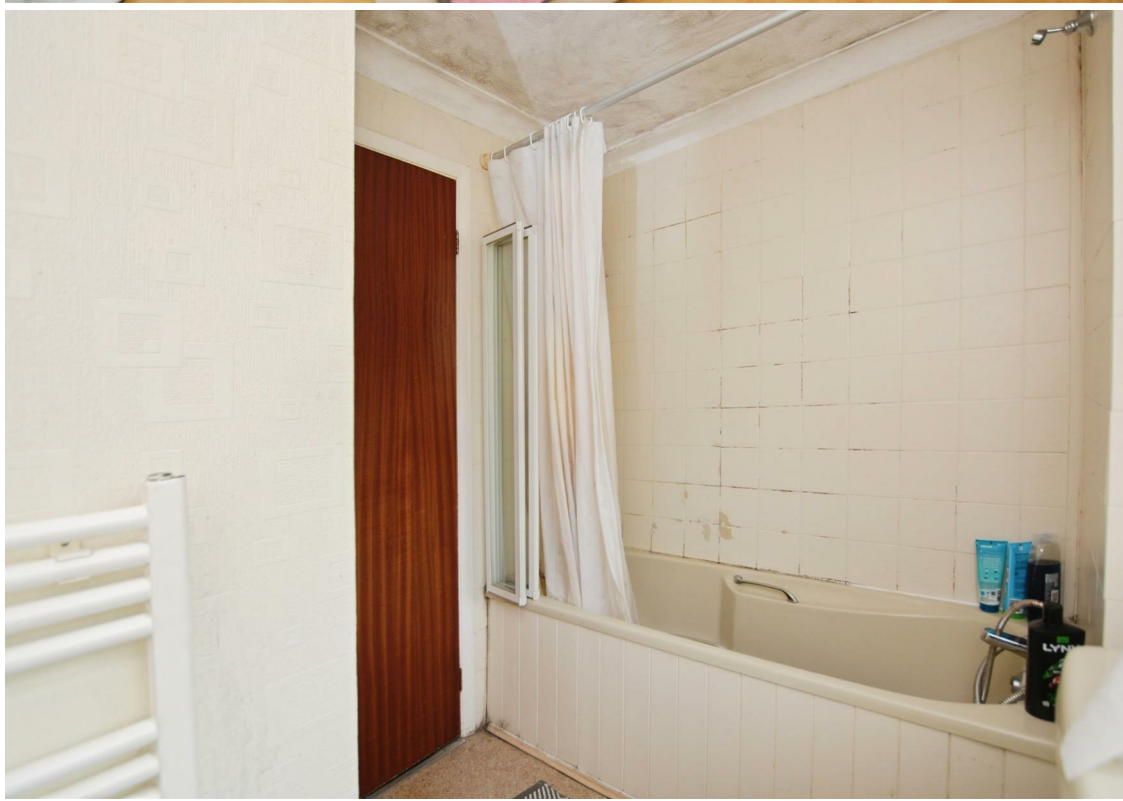
rail and window faces to the front of the property. A three piece suite consisting of bathtub, sink and toilet.

External

To the front of the property is a low maintenance garden and to the rear is a lawned garden with patio area, brick built outbuilding and garage.

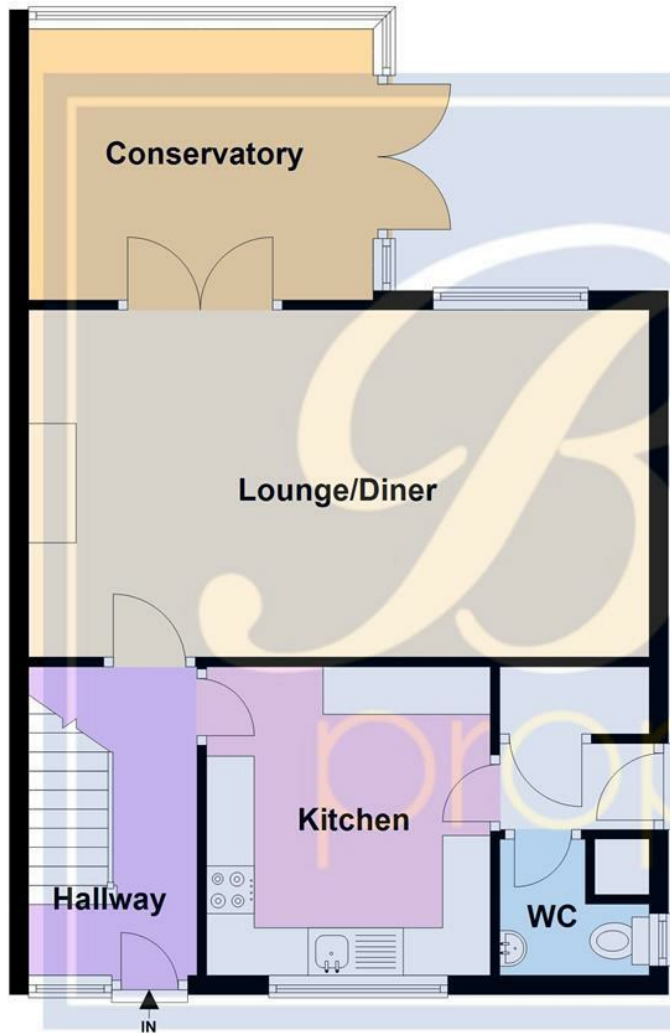
Disclaimer

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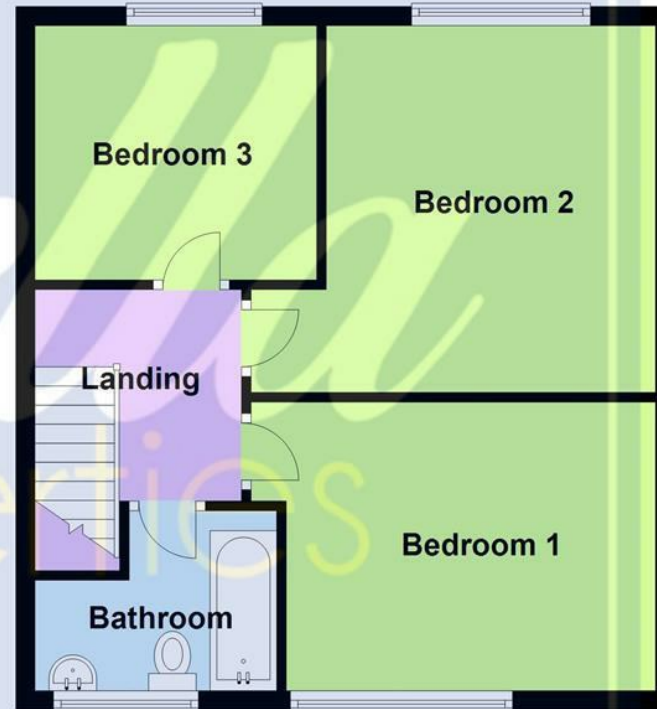




Ground Floor



First Floor



Total area: approx. 101.9 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
(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 (CO₂) Rating			
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	