



17 George Street
North Lincolnshire, DN15 6BG
£75,000

Bella
properties

****INVESTMENT OR FIRST TIME BUYER OPPORTUNITY**** New to the market with Bella Properties is this deceptively spacious three bedroom mid terrace home, which boasts two double bedrooms, two reception rooms and an ideal location within walking distance of the town centre amenities including Scunthorpe High Street, schools, transport links and supermarkets.

The property itself briefly comprises of the hallway, living room, dining room, kitchen, rear porch and bathroom on the ground floor, with the landing and all three bedrooms found on the first floor. Externally, both the front and rear gardens are low maintenance with street parking.

An ideal opportunity for a first time buyer or investor, viewings come recommended and are available now!



Hall 11'11" x 2'10" (3.64 x 0.88)

Entrance to the property is via the front door and into the hall. Internal doors lead to the living room, dining room and storage cupboard.

Living Room 12'3" x 10'7" (3.74 x 3.25)

Carpeted with coving to the ceiling, central heating radiator

Dining Room 12'4" x 13'10" (3.77 x 4.23)

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

Kitchen 12'3" x 7'2" (3.75 x 2.19)

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

Porch 2'9" x 7'2" (0.86 x 2.19)

Internal door leads to the kitchen and bathroom. External door leads to the rear.

Bathroom 7'8" x 7'2" (2.35 x 2.19)

Vinyl effect tiled flooring with central heating radiator and uPVC window facing to the side of the property. A three piece suite consisting of sink, toilet and bathtub with overhead shower.

Landing 15'5" x 10'9" (4.72 x 3.3)

Internal doors lead to all three bedrooms.

Bedroom One 12'3" x 13'10" (3.74 x 4.23)

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

Bedroom Two 12'3" x 10'10" (3.75 x 3.32)

Carpeted with central heating radiator, built in storage and uPVC window facing to the rear of the property.

Bedroom Three 12'4" x 7'2" (3.76 x 2.19)

Carpeted with central heating radiator and uPVC windows face to the rear and side of the property.

External

To the front of the property is a low maintenance garden with street parking. The rear garden is mainly patio with lawned area.

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. 97.0 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		 86  70
(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		
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		 86  70
(81-91) B		
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