



18 Pinchbeck Avenue
Scunthorpe, DN16 1TH
£110,000

Bella
properties

Sold with tenant in situ, Bella Properties welcomes to the market for sale this ideal opportunity for any landlord to add to their rental portfolio. Located on Pinchbeck Avenue, this property comprises the hall, living room and kitchen on the ground floor, with the landing, two double bedrooms and four piece bathroom to the first floor. Externally, there are low maintenance gardens to the front and rear, with a driveway for off road parking.

In a position close to local amenities including schools, shops, restaurants and transport links, this home is in a prime position. Viewings are now available by appointment only.



Hall 4'10" x 7'7" (1.49 x 2.32)

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 13'1" x 11'5" (4.01 x 3.48)

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

Kitchen 14'5" x 7'5" (4.4 x 2.28)

Vinyl effect tiled flooring with coving to the ceiling, central heating radiator, two uPVC windows face to the rear of the property and external door leads to the side of the property. Mainly base height with some wall mounted units with countertops and splashbacks, integrated oven, hob and overhead extractor fan, integrated sink and drainer and space and plumbing for white goods. Includes storage area with uPVC window facing to the side of the property.

Landing 7'11" x 7'8" (2.43 x 2.34)

uPVC window faces to the side of the property and internal doors lead to the two double bedrooms and four piece bathroom.

Bedroom One 8'3" x 14'7" (2.54 x 4.47)

Carpeted with coving to the ceiling, central heating radiator, built in storage cupboard and uPVC window facing to the front of the property.

Bedroom Two 10'6" x 6'6" (3.22 x 2.0)

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

Bathroom 7'7" x 9'4" (2.32 x 2.85)

Vinyl effect tiled flooring with heated towel rail and uPVC window faces to the rear of the property. A four piece suite consisting of bathtub, shower cubicle, toilet and sink with vanity unit.

External

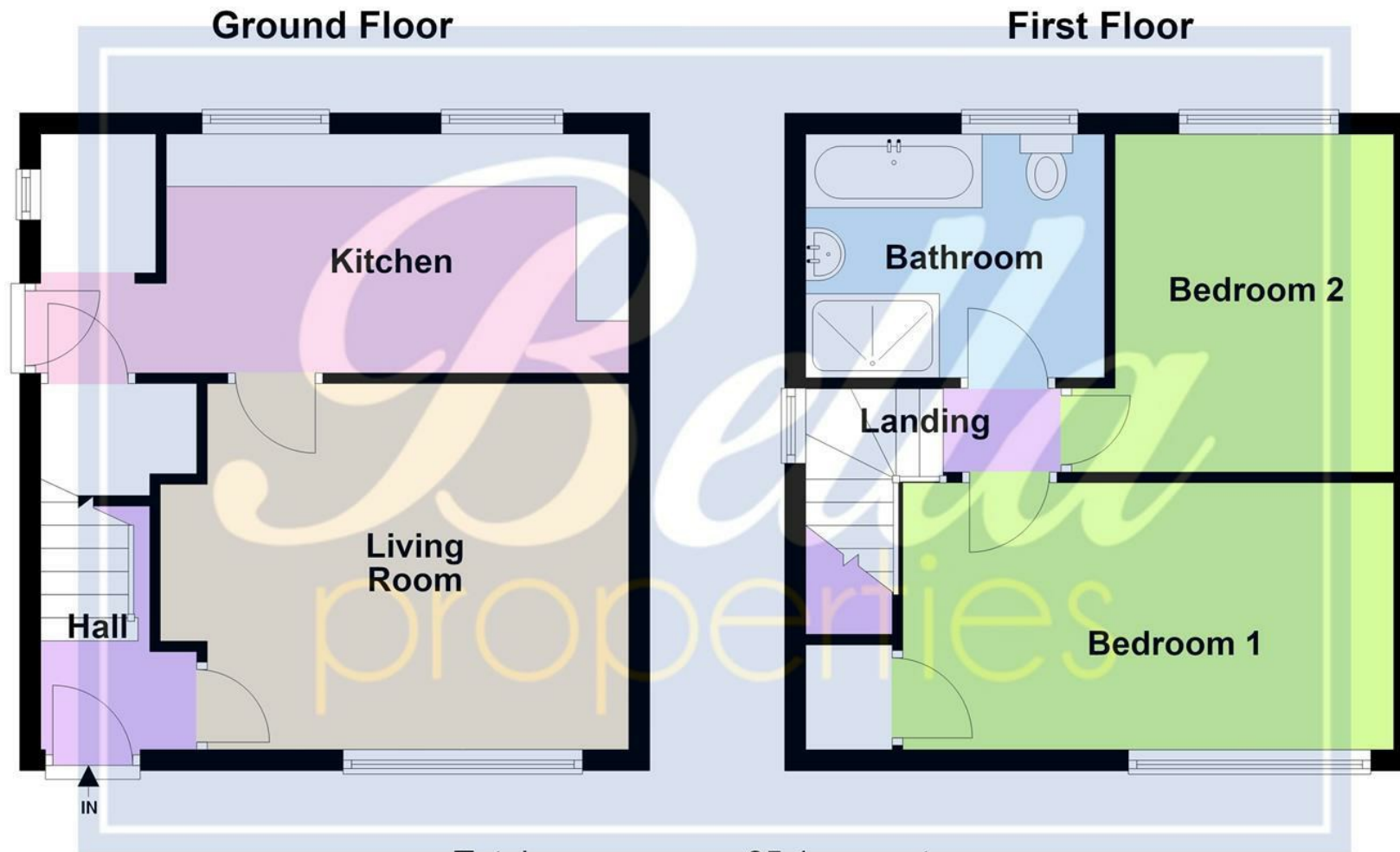
To the front of the property is a lawned garden with a driveway for off road parking. The rear garden is mainly gravelled with seating areas and shed.

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.







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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