



18 Asquith Avenue
Scunthorpe, DN17 4JH
£115,000

Bella
properties

**** NO CHAIN **** Bella Properties brings to the market for sale an ideal first time buyer or investment opportunity with this three bedrooms semi detached property, in the lovely village of Ealand. This property is set on a good sized plot with off road parking and a generously sized rear garden.

The property itself internally briefly comprises of the hallway, living room, and kitchen/diner to the ground floor, with the landing, three bedrooms and bathroom on the first floor.

With plenty of potential for any buyer to put their own stamp on, viewings are available immediately and come highly recommended!



Hall 4'0" x 6'5" (1.24 x 1.98)

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 14'2" x 13'3" (4.33 x 4.04)

Carpeted with central heating radiator, log burning stove and uPVC bay window facing to the front of the property. Opening leads to the kitchen/diner.

Kitchen/Diner 7'11" x 16'5" (2.42 x 5.01)

Vinyl effect tiled flooring with two central heating radiators, spotlights and uPVC window and door facing to the rear garden. Base height with wall mounted units, complimentary countertops, tiled splashbacks, overhead extractor fan and space and plumbing for white goods.

Landing 6'6" x 8'0" (2.0 x 2.45)

Internal doors lead to all three bedrooms and bathroom. uPVC window faces to the side of the property.

Bedroom One 11'3" x 8'0" (3.45 x 2.46)

Coving to the ceiling, central heating radiator and uPVC window faces to the rear of the property.

Bedroom Two 10'11" x 6'9" (3.33 x 2.06)

Coving to the ceiling, central heating radiator and uPVC window faces to the front of the property.

Bedroom Three 9'4" x 10'11" (2.85 x 3.33)

Coving to the ceiling, central heating radiator and uPVC window faces to the front of the property.

Bathroom 7'10" x 8'0" (2.41 x 2.45)

Tiled flooring with tiled walls, heated towel rail and uPVC window faces to the rear of the property. A four piece suite consisting of bathtub, corner shower, sink and toilet.

External

To the front of the property is a driveway for off road parking. To the rear is a generously sized lawned garden with shrubs and greenhouse.

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.

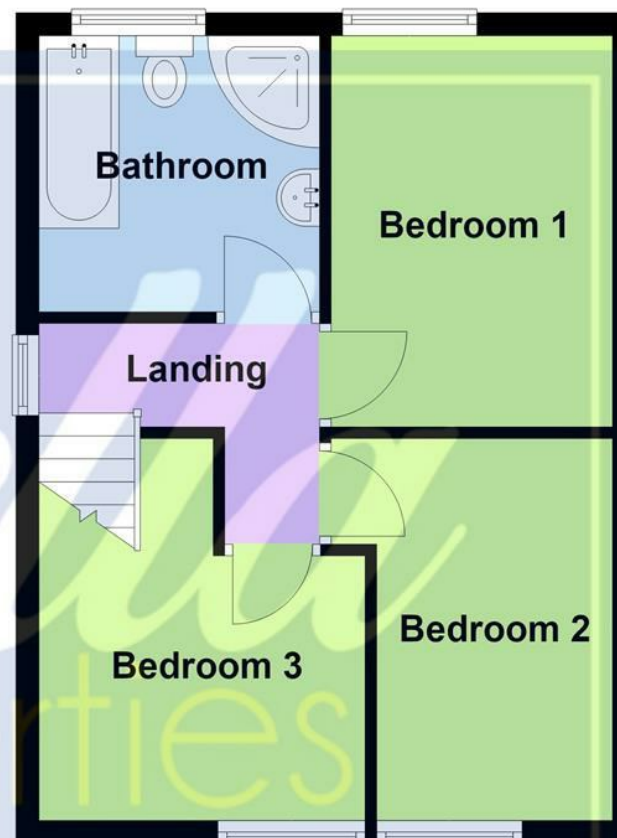




Ground Floor



First Floor



Total area: approx. 69.1 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, 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		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	59	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO₂) 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		
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