



**50 Ferry Road, Scunthorpe
Lincolnshire DN15 8QE
£120,000**

Ideal for a first time buyer of family, this three bedroom semi detached property located close to central Scunthorpe is brought to the market for sale by Bella Properties. Having been extended to the rear and located close to many local amenities and transport links, this property has plenty of living space with three reception areas and off road parking. Viewings available immediately and come highly recommended to appreciate the huge potential of this home.

The property briefly comprises of a hallway, living room, dining room, kitchen, conservatory and utility on the ground floor with landing, three bedrooms and family bathroom on the first floor. Externally, there is off road parking to the front of the property and lawned rear garden with established trees and borders with storage shed and patio area.



Hallway

Entrance into the property is via the front door into the hallway. Doors lead to living room, dining room and utility. Stairs lead to the first floor.

Living Room 12'10" x 10'11" (3.92 x 3.34)

Coving to the ceiling, central heating radiator and uPVC window to the front of the property. Includes feature wood burner.

Dining Room 11'11" x 11'10" (3.64 x 3.63)

Carpeted throughout with coving to the ceiling, central heating radiator and double uPVC doors leading to the conservatory.

Conservatory 11'10" x 8'8" (3.62 x 2.65)

Brick base construction with wooden flooring throughout, uPVC windows, double doors leading to the kitchen and uPVC doors leading out to the rear garden.

Kitchen 14'5" x 8'3" (4.40 x 2.53)

A variety of base height and wall mounted units with complimentary splashbacks. Space for oven and white goods. Integrated overhead extractor and sink and drainer. uPVC window to the rear of the property.

Utility Room

Central heating radiator, space and plumbing for additional white goods and uPVC window to the side of the property.

Landing

Carpeted throughout with uPVC window to the side of the property, coving to the ceiling, loft access and doors leading to all three bedrooms and family bathroom.

Bedroom One 11'11" x 11'10" (3.64 x 3.63)

Wooden flooring throughout with central heating radiator, coving to the ceiling and uPVC window to the rear of the property.

Bedroom Two 12'0" x 10'11" (3.66 x 3.33)

Central heating radiator, coving to the ceiling and uPVC window to the front of the property.

Bedroom Three 7'8" x 6'11" (2.35 x 2.12)

Central heating radiator and uPVC window to the front of the property.

Bathroom

Three piece white suite consisting of toilet, sink and bath with shower over. uPVC window to the rear of the property.

External

To the front of the property is off road parking on concrete drive, To the rear of the property is a mostly lawned garden with established tree and borders with storage shed and patio area.

Disclaimer

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