



**63 HILTON AVENUE**  
**SCUNTHORPE, DN15 8BB**

**£175,000**  
**FREEHOLD**

Extended Family Home In The Sought-After Berkeley Area – Modern, Versatile & Ready To Move Into  
with Brand New Boiler fitted with 5 Year Warranty



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## 63 HILTON AVENUE



### DESCRIPTION

Welcome to Hilton Avenue, an extended three-bedroom detached home set within the highly sought-after Berkeley area of Scunthorpe. This beautifully presented property offers modern, versatile living ideal for families or first-time buyers alike and has a Brand New Boiler fitted with 5 Year Warranty.

#### Step Inside

The welcoming entrance hallway features stairs to the first floor and access to a generous lounge with front-facing window and useful understairs storage cupboard. A door leads through to the stylish kitchen diner, fitted with a range of modern cream wall and base units complemented by wood-effect worktops and tiled splashbacks. There is an integrated oven, hob and extractor fan, space for a washing machine and fridge freezer, and plenty of room for a dining table.

Beyond the kitchen is the attractive garden room extension which enjoys lovely views over the rear garden and provides access to the outside via French doors – a perfect space for relaxing or entertaining.

Upstairs there are three well-proportioned bedrooms and a modern family bathroom comprising bath with electric shower over, vanity sink unit and WC.

#### Outside

To the front, the garden is laid to lawn with a pathway to the entrance and ample off-road parking on the driveway, together with a handy carport. A gated side access leads to the fully enclosed rear garden which features a lawn, paved patio area, timber shed and a covered storage space.

#### Location

Situated in a prime central position, this home offers excellent access to a range of amenities including

well-regarded local schools, shops and public transport links. Scunthorpe town centre and the popular Gallagher Retail Park are only a short distance away, while nearby Kingsway Park provides open green space for families, dog walkers and those who enjoy the outdoors.

A superb opportunity to purchase a well-maintained and extended family home in a desirable Berkeley location.

### ENTRANCE HALL

The welcoming entrance hallway features stairs to the first floor and access to a generous lounge

### LOUNGE

A generous lounge with front-facing window and useful understairs storage cupboard. A door leads through to the stylish kitchen diner

### KITCHEN DINER

The stylish kitchen diner, fitted with a range of modern cream wall and base units complemented by wood-effect worktops and tiled splashbacks. There is a newly fitted integrated oven, hob and extractor fan, space for a washing machine and fridge freezer, and plenty of room for a dining table.

### GARDEN ROOM

The attractive garden room extension which enjoys lovely views over the rear garden and provides access to the outside via French doors – a perfect space for relaxing or entertaining.

### BEDROOM ONE

With front facing window

### BEDROOM TWO

With rear facing window

### BEDROOM THREE

With front facing window and built in storage cupboard

## BATHROOM

A modern family bathroom comprising bath with electric shower over, vanity sink unit and WC.

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## ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band B

Viewings – By Appointment Only

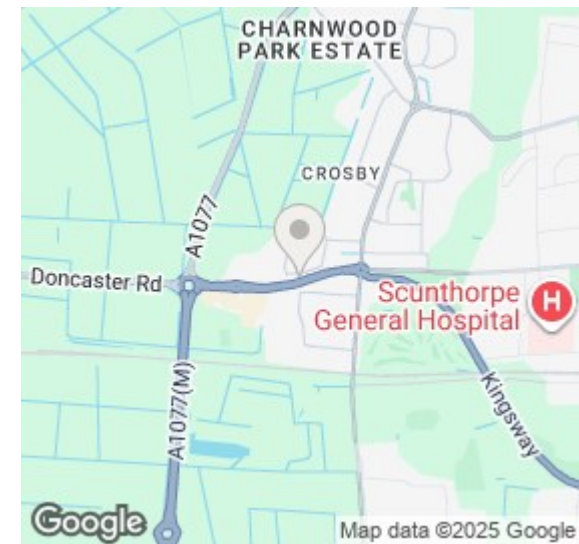
Floor Area – 1076.00 sq ft

Tenure – Freehold





Total area: approx. 82.8 sq. metres (891.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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