

HUNTERS[®]

HERE TO GET *you* THERE



Rowland Road

Scunthorpe, DN16 1SX

Offers In The Region Of £130,000



3



1



2



E

Council Tax: A



104 Rowland Road

Scunthorpe, DN16 1SX

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Front

Front of the home, with a low maintenance area, sitting next to the shared driveway, offering off road parking.

Garden

Enclosed rear garden, which is predominantly laid to lawn, with patio seating area. The garden is surrounded with fencing, offering a degree of privacy to the area.

Lounge

11'5" x 12'4" (3.49m x 3.77m)

Generous front lounge, with large bay window offering ample light into the area.

Reception Room

10'9" x 13'3" (3.29m x 4.05m)

Second reception room to the rear aspect of the home.

Kitchen

7'5" x 11'5" (2.28m x 3.48m)

Fitted kitchen, with ample units for storage. The kitchen leads to the handy utility area at the rear of the home.

Utility Room

Utility area to the rear aspect, with a ground floor wc and a door leading to the rear of the home.

Bedroom 1

10'10" x 11'5" (3.32m x 3.48m)

Double bedroom to the front of the home, with a feature bay window, offering ample light to the area. The room also benefits from fitted storage.

Bedroom 2

9'6" x 11'5" (2.92m x 3.49m)

Double bedroom to the rear of the property, benefiting from fitted storage.

Bedroom 3

7'7" x 7'8" (2.32m x 2.34m)

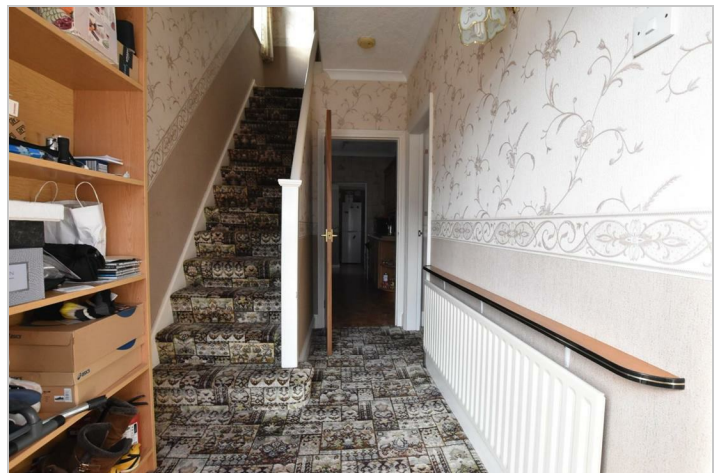
Shower Room

7'5" x 6'0" (2.27m x 1.83m)

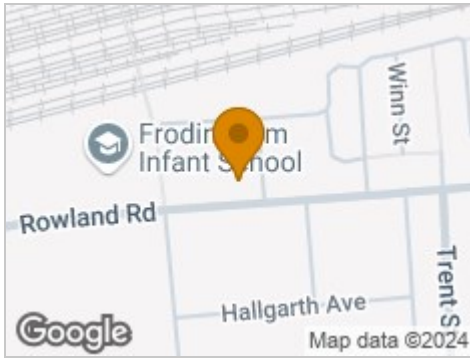
Shower room, with neutral suite and walk in corner shower. The bathroom also benefits from fitted storage.

Ideal first time buyer / family home, which is located in a central position, briefly comprises; two generous reception rooms, kitchen, utility room, ground floor wc, three bedrooms and a shower room. Externally the home has an enclosed rear garden and a driveway, with off road parking. In addition to this the property benefits from a gas central heating system and double glazing.

This home is close to Scunthorpe centre, offering a variety of shops, amenities and transportation links. Also nearby there is central park, a large recreational area, with playground and woodland walks. Viewing advised!



Road Map



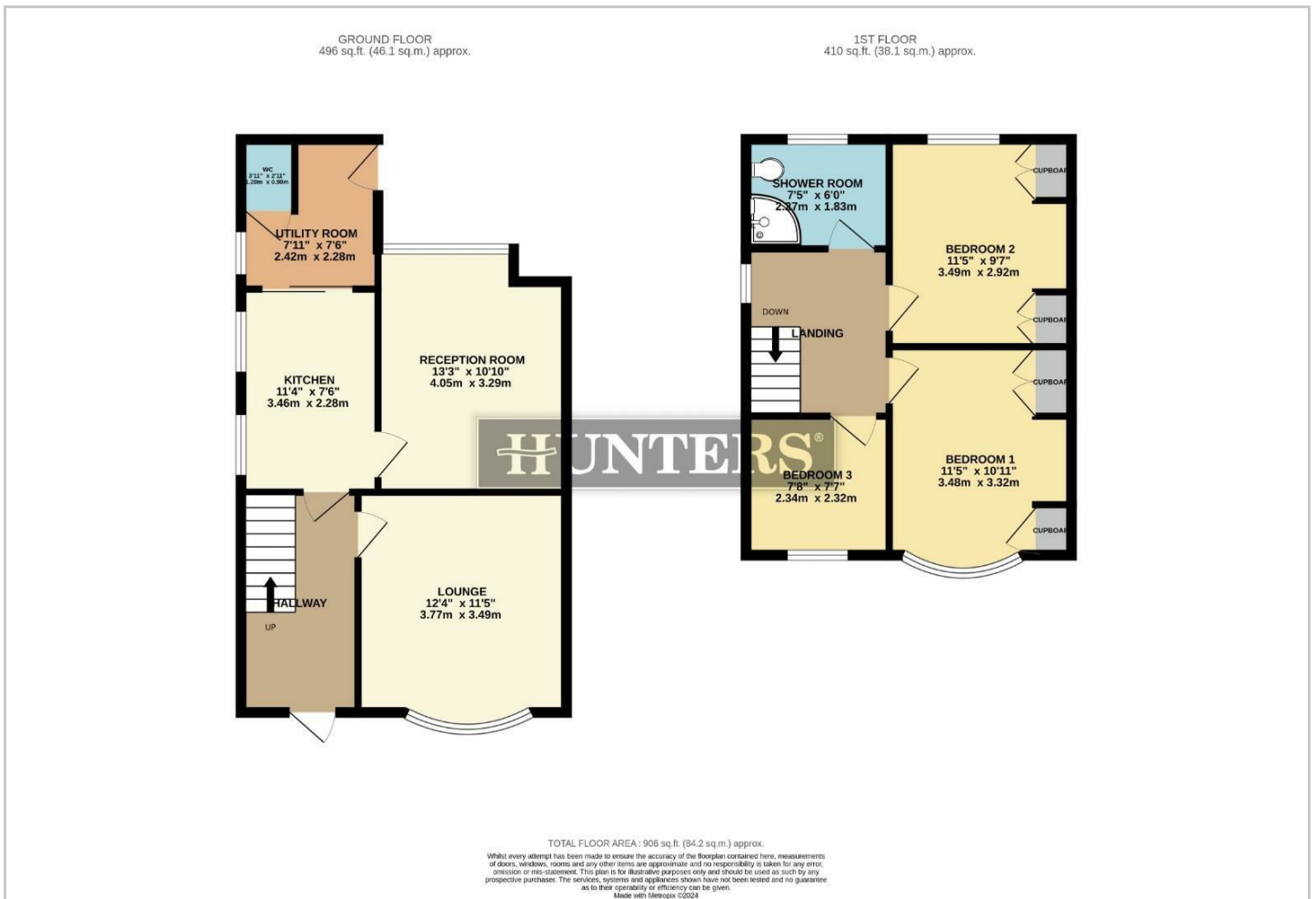
Hybrid Map



Terrain Map



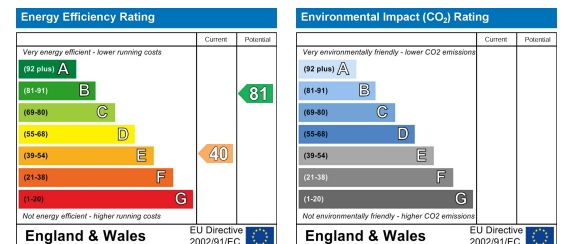
Floor Plan



Viewing

Please contact our Hunters Scunthorpe Office on 01724 700000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.