

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Cliff Closes Road

Scunthorpe, DN15 7HT

Offers In The Region Of £270,000



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Council Tax: D



# 1 Cliff Closes Road

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## Front

Elevated front to the home, which has views over Kingsway Park. The front of the property has a large block paved area, which offers ample off road parking for several vehicles, with a garage benefiting from electrics. There are steps leading to gravel area and a side entrance to the home.

## Garden

Good sized, private rear garden - which offers a multi level area which is predominantly laid to lawn, with patio seating areas. The garden is surrounded with fencing, and mature hedging and has a greenhouse and shed, with power.

## Lounge / Diner

11'10" x 22'3" (3.63m x 6.80m)

Beautifully presented, generously sized lounge / diner, which offers a neutrally decorated area, with feature beams and a log burning stove.

## Kitchen

9'11" x 11'2" (3.03m x 3.42m)

Fitted kitchen to the rear aspect of the property, with ample wall and floor units for storage. The kitchen also benefits from an integral oven, hob and extraction fan, and has a door leading to the garden.

## Entrance Hall

Attractive entrance hall to the home, with feature oak panelling to the hall and staircase.

## Snug / Bedroom 4

9'11" x 7'10" (3.03m x 2.39m)

Snug area to the front of the property, which could be used as a home office or further bedroom, if required.

## Bedroom 1

11'10" x 12'7" (3.63m x 3.86m)

Generously sized double bedroom to the front of the home, with ample fitted storage.

## Bedroom 2

11'10" x 9'3" (3.63m x 2.84m)

Double bedroom to the rear aspect of the home, with fitted storage.

## Bedroom 3

9'11" x 7'10" (3.03m x 2.39m)

Good sized bedroom to the front of the home, with views over the park.

## Bathroom

9'11" x 8'2" (3.03m x 2.50m)

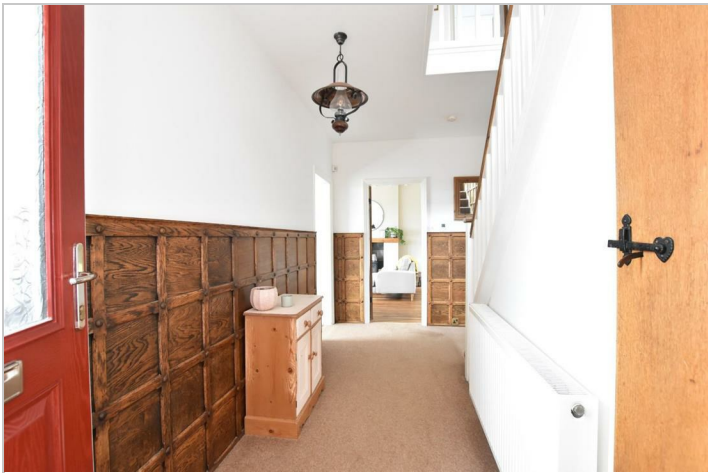
Fully tiled bathroom, with neutral suite - including corner bath - and fitted storage.

## Loft Space

Boarded out loft space, which could be used as a further room (with relevant permissions and planning).

This beautifully presented family home, which offers elevated views over the Kingsway Park, briefly comprises; a generous lounge / diner, fitted kitchen, ground floor wc, snug / bedroom 4, three first floor bedrooms, potential loft room, and a fully tiled bathroom. To the front of the home there is a large, blocked paved area, offering ample off road parking and a garage, with steps leading to the entranceway. To the rear of the property there is a good sized, private, multi level garden, predominantly laid to lawn, with a patio seating area. In addition to this the home benefits from a gas central heating system, double glazing and a boarded out loft space, which could be used as a further room (with relevant permissions and planning).

This deceptively spacious home, which is being offered with no onward chain, is located close to local schools, amenities and transportation links. Nearby there are retail parks and the town centre - both offering a variety of shops and restaurants. Viewing advised!



## Road Map



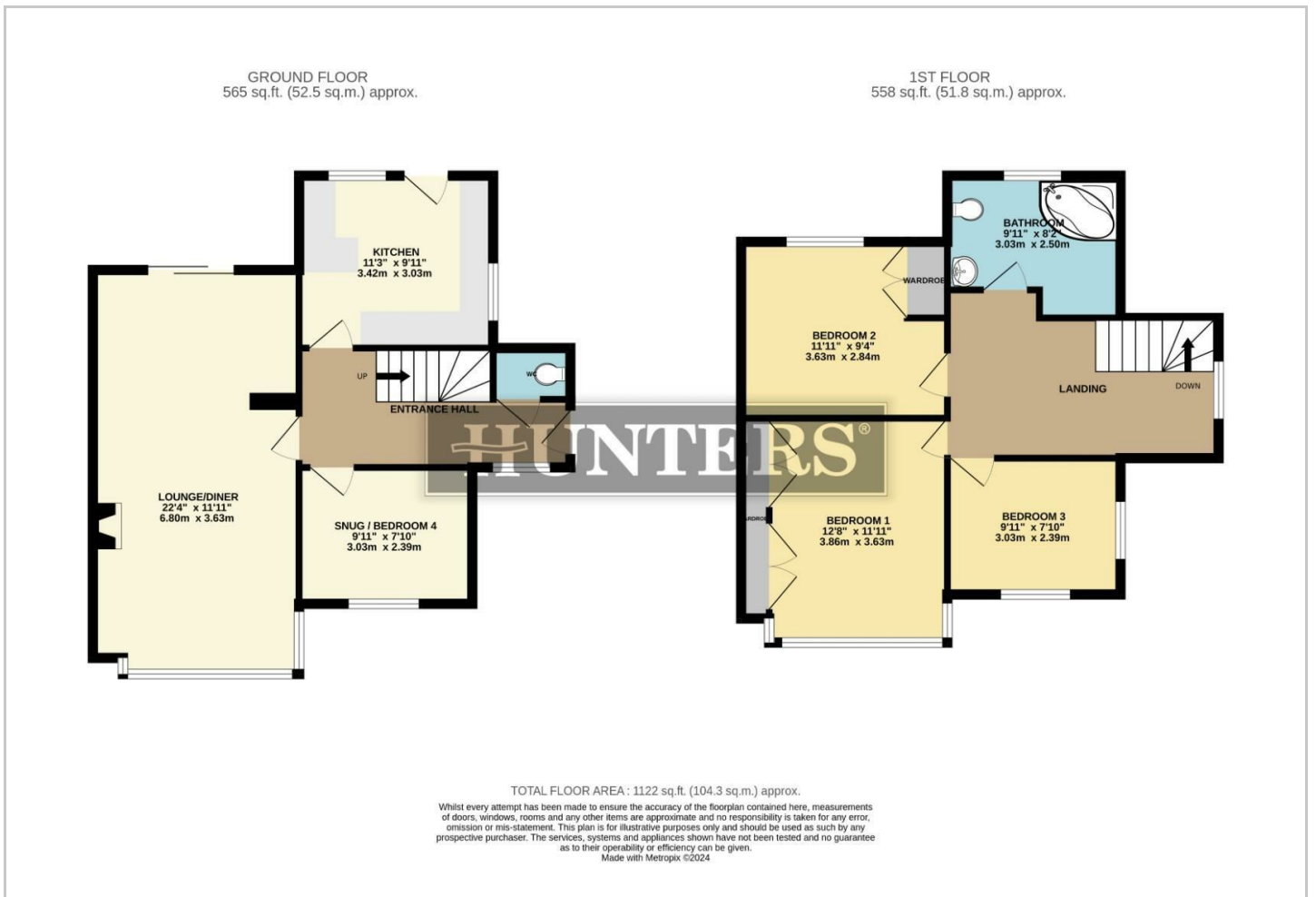
## Hybrid Map



## Terrain Map



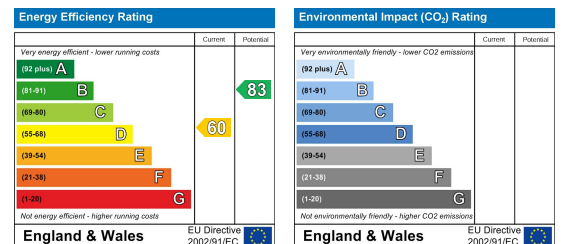
## Floor Plan



## 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.