

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



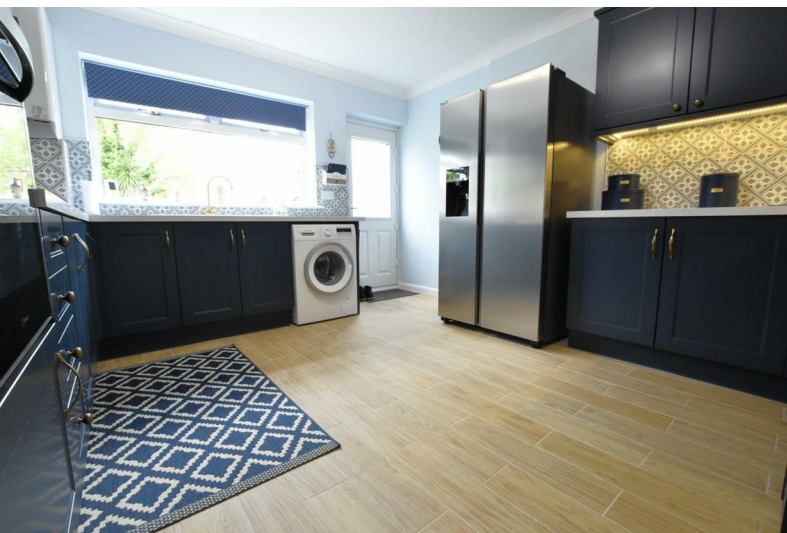
## Atlas Road

Scunthorpe, DN17 1BZ

Offers In The Region Of £260,000



Council Tax: B



# 34 Atlas Road

Scunthorpe, DN17 1BZ

Offers In The Region Of £260,000



## Front

Attractive front to the home, with a grassed front, with the driveway sitting adjacent to the driveway, which offers ample off road parking and leads to the garage, which benefits from electrics.

## Garden

Well presented rear garden, which is predominantly laid to lawn, with a patio seating area. The garden benefits from mature shrubs, with decorative gravel and is surrounded with fencing, offering a degree of privacy to the area.

## Kitchen

12'11" x 11'10" (3.95m x 3.63m)

Modern, fitted kitchen to the rear aspect of the property, which offers ample wall and floor units for storage. The kitchen also benefits from an integrated cooker, hob, extractor fan and microwave.

## Lounge

11'10" x 15'11" (3.63m x 4.86m)

Generous lounge to the front aspect of the bungalow.

## Shower Room

5'11" x 9'1" (1.81m x 2.79m)

Modern bathroom, which offers a neutral suite, with a walk in corner shower, heated towel rail and fitted storage.

## Bedroom 1

11'10" x 11'6" (3.63m x 3.51m)

Double bedroom to the front of the home.

## Bedroom 2

11'3" x 11'8" (3.43m x 3.57m)

Second bedroom, which is currently being used as a dining room, to the rear of the property.

This attractive and beautifully presented bungalow, located in the popular area of Old Brumby, briefly comprises; a modern kitchen, generous lounge, modern shower room and two bedrooms. To the front of the home there is a grassed area, which sits adjacent to the driveway, which offers off road parking, and leads to the garage. To the rear there is a well maintained garden, which is predominantly laid to lawn, with decorative gravel and patio areas. In addition to this the home benefits from a gas central heating system and double glazing.

This versatile home is located centrally, close to local schools, amenities and bus routes. Also close by there is Central Park, offering a large recreational area, with play area and woodland walks. Viewing advised!



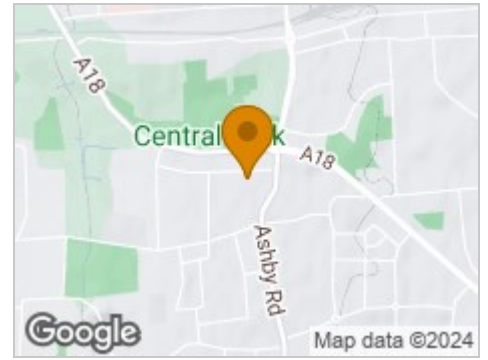
## Road Map



## Hybrid Map



## Terrain Map



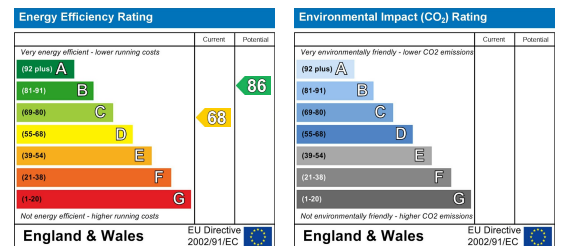
## Floor Plan



## 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.