

HUNTERS®

HERE TO GET *you* THERE



Merton Road

Scunthorpe, DN16 3LL

Offers In The Region Of £175,000



Council Tax: B



22 Merton Road

Scunthorpe, DN16 3LL

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Front

Attractive front of the home, which has a driveway, offering off road parking, leading to the garage, which benefits from electrics.

Garden

Well maintained, good sized rear garden, which is predominantly laid to lawn with mature shrubs and hedging.

Lounge / Diner

12'9" x 26'6" (3.90m x 8.10m)

Neutrally decorated, dual aspect lounge / diner, with sliding door accessing the rear garden.

Kitchen

9'10" x 11'5" (3.01m x 3.49m)

Kitchen to the rear aspect of the home, with ample wall and floor units for storage. The kitchen also has an external door accessing the side of the home.

Bedroom 1

10'3" x 13'11" (3.14m x 4.26m)

Double bedroom to the front aspect of the home, benefiting from ample fitted storage.

Bedroom 2

11'6" x 11'5" (3.51m x 3.50m)

Double bedroom to the rear, with ample fitted storage.

Bedroom 3

7'5" x 9'10" (2.27m x 3.01m)

Good sized third bedroom, with fitted storage.

Bathroom

7'4" x 6'1" (2.24m x 1.86m)

Fully tiled, modern bathroom - with neutral suite and large walk in shower.

This attractive family home, which is being offered with no onward chain, briefly comprises; a generous, dual aspect lounge, fitted kitchen, three good sized bedrooms and a modern bathroom. To the front of the home there is a driveway, offering ample off road parking, leading to the garage. To the rear of the property there is a good sized, well presented garden, which is predominantly laid to lawn, with mature shrubs. In addition to this the home benefits from a gas central heating system and double glazing.

This great family home is located in a central and desirable area, close to local primary and secondary schools. Also nearby there is Ashby, offering a variety of shops and restaurants. Viewing recommended!



Road Map



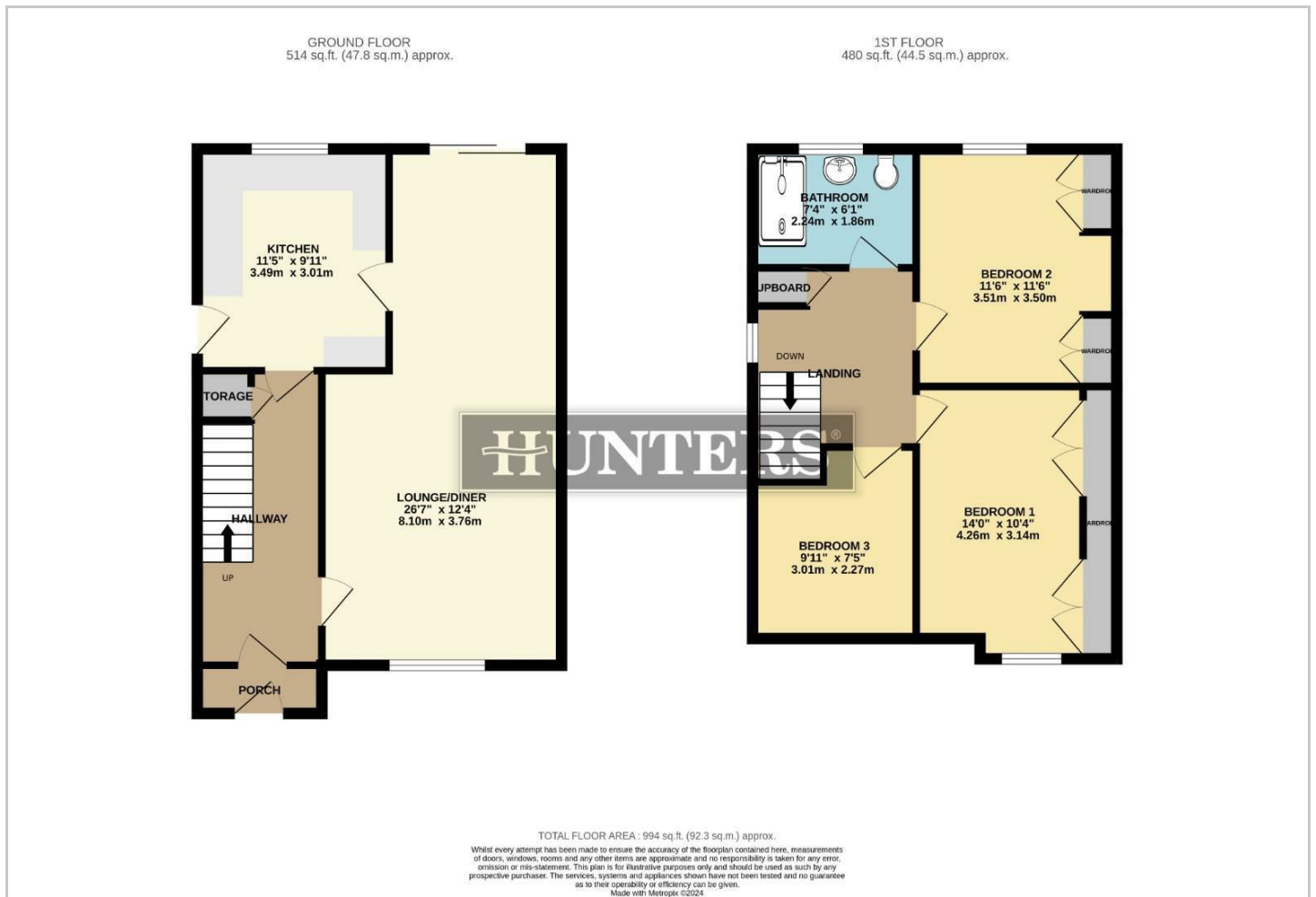
Hybrid Map



Terrain Map



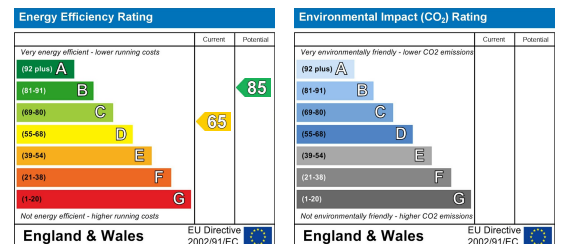
Floor Plan



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.