

HUNTERS[®]

HERE TO GET *you* THERE



Herrick Road

Scunthorpe, DN17 1NN

Offers In The Region Of £115,000



Council Tax: A



1 Herrick Road

Scunthorpe, DN17 1NN

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Front

Front of the home, with a grassed area, sitting adjacent to the driveway, offering off road parking, leading to the garage.

Garden

Good sized garden, with a patio seating area, leading down some steps to a grassed area to the side. This multi level garden is on a good sized plot, and is surrounded with fencing, offering a degree of privacy to the area.

Lounge

13'10" x 12'6" (4.23m x 3.83m)

Good sized lounge to the front aspect of the home.

Dining Room

9'7" x 9'1" (2.94m x 2.79m)

Second reception room / dining room, leading from the lounge area, with sliding doors accessing the conservatory.

Conservatory

9'8" x 7'4" (2.95m x 2.25m)

Handy conservatory to the rear aspect of the home.

Kitchen

Kitchen to the rear of the home, with wall and floor units for storage. The kitchen has a door accessing the garden.

Bedroom 1

10'5" x 13'8" (3.20m x 4.17m)

Double bedroom to the front aspect of the home.

Bedroom 2

11'6" x 8'9" (3.53m x 2.67m)

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

Bedroom 3

8'10" x 8'7" (2.71m x 2.64m)

Bathroom

7'11" x 5'5" (2.42m x 1.66m)

This ideal first time buyer / family home, which is being offered with no onward chain, briefly comprises; a generous front lounge, dining room, conservatory, fitted kitchen, three bedrooms and bathroom. To the front of the home there is a grassed area, sitting adjacent to the driveway offering off road parking, leading to the garage. To the rear there is a good sized garden, which offers a multi level area, which is predominantly laid to lawn with a patio seating area. In addition to this the home benefits from a gas central heating system and double glazing.

This property is centrally located, close to local schools, amenities and transportation links. Close by there is the Ironstone walk, a circular walk around Scunthorpe - ideal for families and dog walks. Viewing advised!



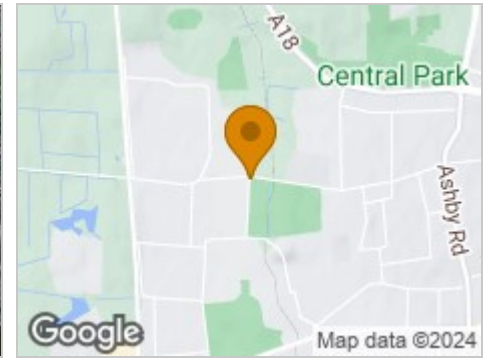
Road Map



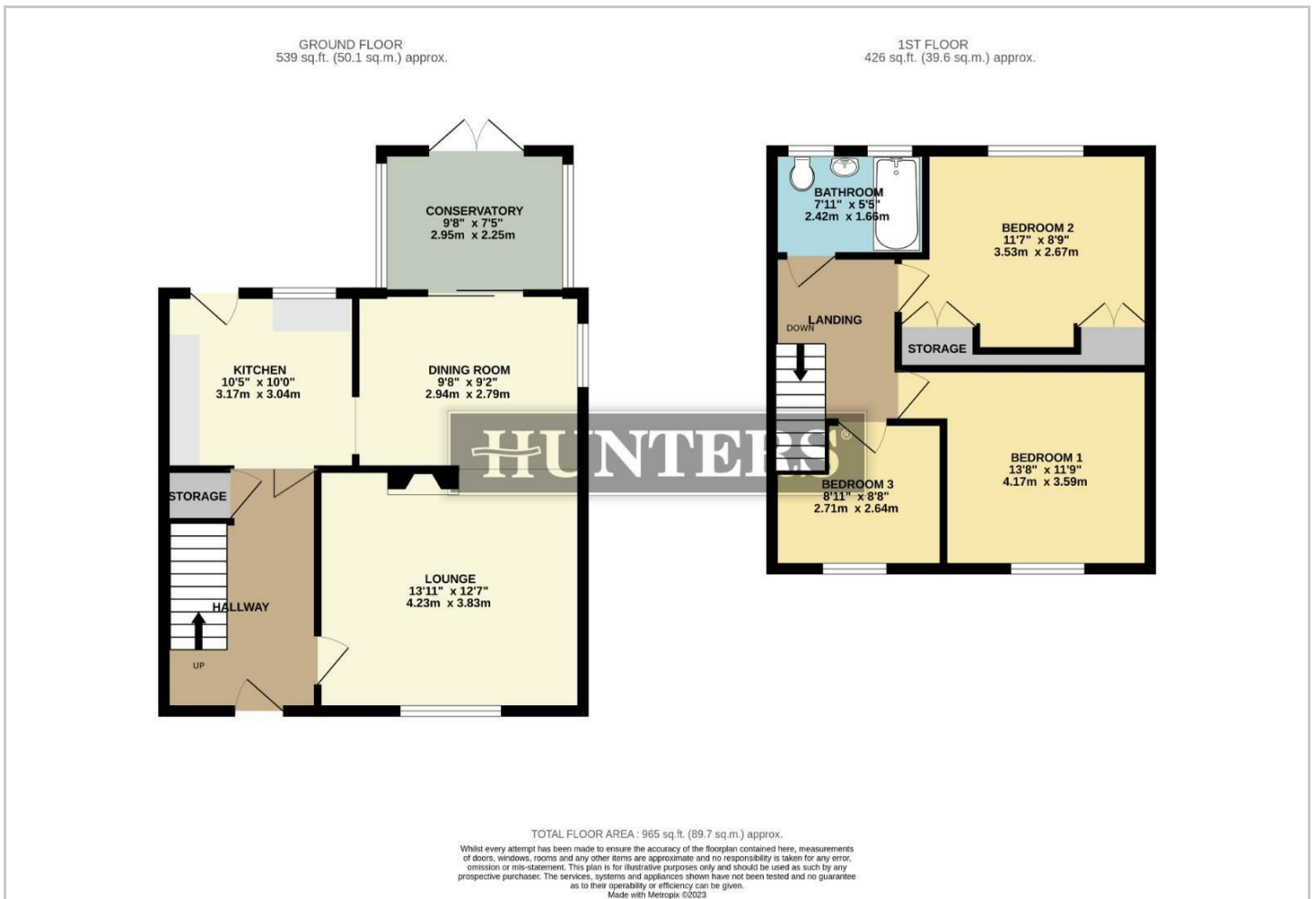
Hybrid Map



Terrain Map



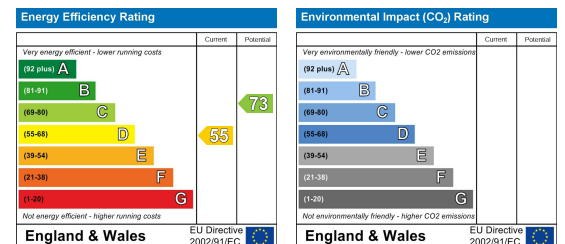
Floor Plan



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.