

# HUNTERS<sup>®</sup>

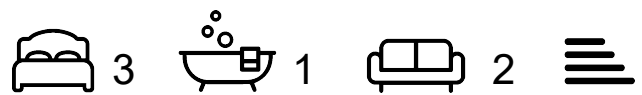
HERE TO GET *you* THERE



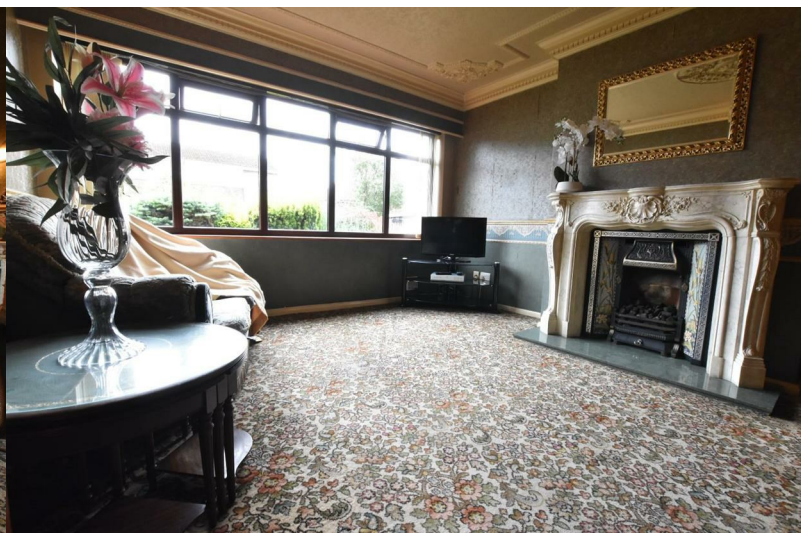
## Rochdale Road

Scunthorpe, DN16 3JD

Offers In The Region Of £150,000



Council Tax: B



# 105 Rochdale Road

Scunthorpe, DN16 3JD

Offers In The Region Of £150,000



## Front

Front of the home, with a grassed area, sitting adjacent to the driveway, which offers ample off road parking. The driveway leads to the side of the home, to the garage at the rear.

## Garden

Garden to the rear, offering an area laid to lawn, with mature shrubs and hedging. The garden also houses the garage and outbuilding, currently used as a storage area and snooker room - could be converted to a home office of 'man cave', depending on requirements.

## Lounge

12'5" x 16'4" (3.79m x 4.99m)

Generously sized lounge to the front aspect of the home.

## Kitchen / Diner

19'2" x 8'11" (5.85m x 2.72m)

Kitchen / diner to the rear of the property, with ample fitted wall and floor units in the kitchen area, leading through an archway to the dining area. The kitchen also leads through to the handy utility area.

## Utility Room

8'8" x 6'0" (2.65m x 1.85m)

Handy utility area at the rear of the property.

## Bedroom 1

11'11" x 13'11" (3.65m x 4.26m)

Good sized double bedroom to the front aspect of the property.

## Bedroom 2

9'10" x 9'10" (3.02m x 3.02m)

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

## Bedroom 3

6'11" x 9'3" (2.11m x 2.84m)

## Bathroom

8'11" x 5'5" (2.74m x 1.67m)



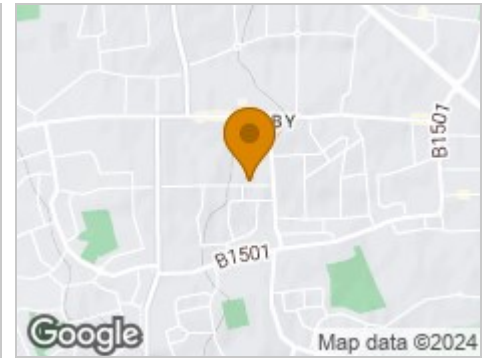
## Road Map



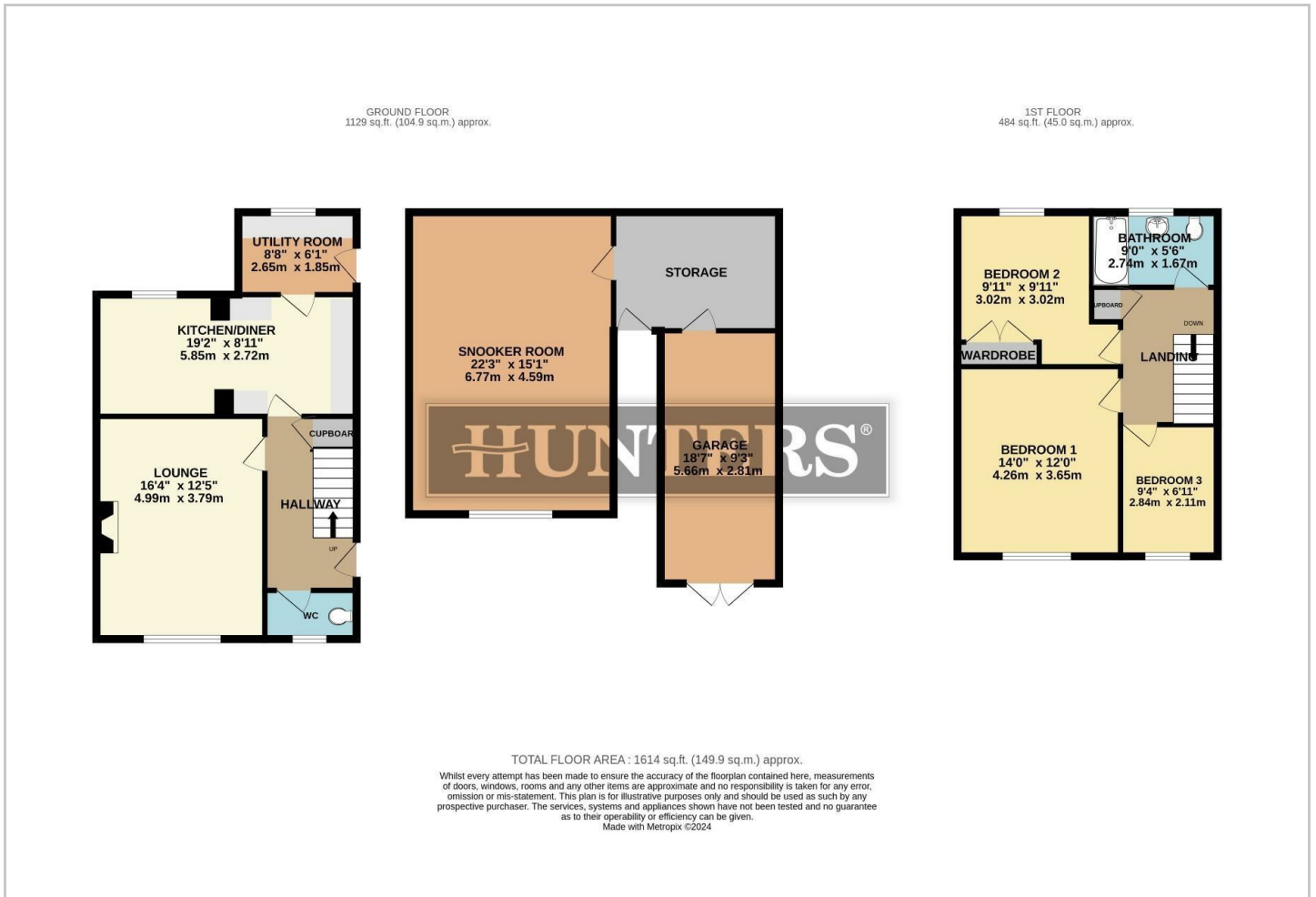
## Hybrid Map



## 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.