

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Malvern Road

Scunthorpe, DN17 1EN

Offers In The Region Of £180,000



Council Tax: C



# 20 Malvern Road

Scunthorpe, DN17 1EN

Offers In The Region Of £180,000



## Front

Attractive front to the home, which has a grassed area, sitting adjacent to the driveway, which offers off road parking for several vehicles. The driveway leads down the side of the property to the garage at the rear.

## Garden

Large garden to the rear, which is predominantly laid out to lawn, with a patio seating area. The garden is surrounded with fencing, offering a degree of privacy to the area.

## Lounge

12'6" x 17'2" (3.83m x 5.25m)

Generously sized lounge to the front aspect of the home, with a bay window allowing for ample light into the area. The lounge has double doors leading through double doors to the second reception room at the rear.

## Reception Room 2

10'9" x 9'4" (3.30m x 2.87m)

Good sized second reception room to the rear aspect of the home, with double doors accessing the garden.

## Kitchen

9'4" x 12'0" (2.87m x 3.67m)

Kitchen area to the rear of the property, with a door leading to the utility area.

## Utility Area

Utility area at the rear of the property, with plumbing for white goods and a ground floor wc.

## Bedroom 1

12'6" x 14'10" (3.83m x 4.53m)

Double bedroom to the front aspect of the property, with a bay window, allowing ample light into the area.

## Bedroom 2

10'5" x 11'10" (3.19m x 3.62m)

Double bedroom to the rear aspect of the home.

## Bedroom 3

9'11" x 8'7" (3.03m x 2.62m)

Double third bedroom to the rear of the home.

## Bathroom

7'5" x 7'1" (2.28m x 2.17m)

This ideal first time buyer / family home - which requires a full renovation throughout - briefly comprises two generous reception rooms, a kitchen area, utility area with ground floor wc, three good sized bedrooms and a bathroom. To the front of the home there is a grassed area sitting adjacent to the driveway, which offers ample off road parking and leads to the garage. To the rear of the property there is a very large garden, 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. The home was fully re-wired in 2010. This spacious home, which is being offered with no onward chain, is located close to popular schools, amenities and transportation links. Also nearby there is Central Park, offering woodland walks, a play area and a leisure centre. Viewing advised!



## Road Map



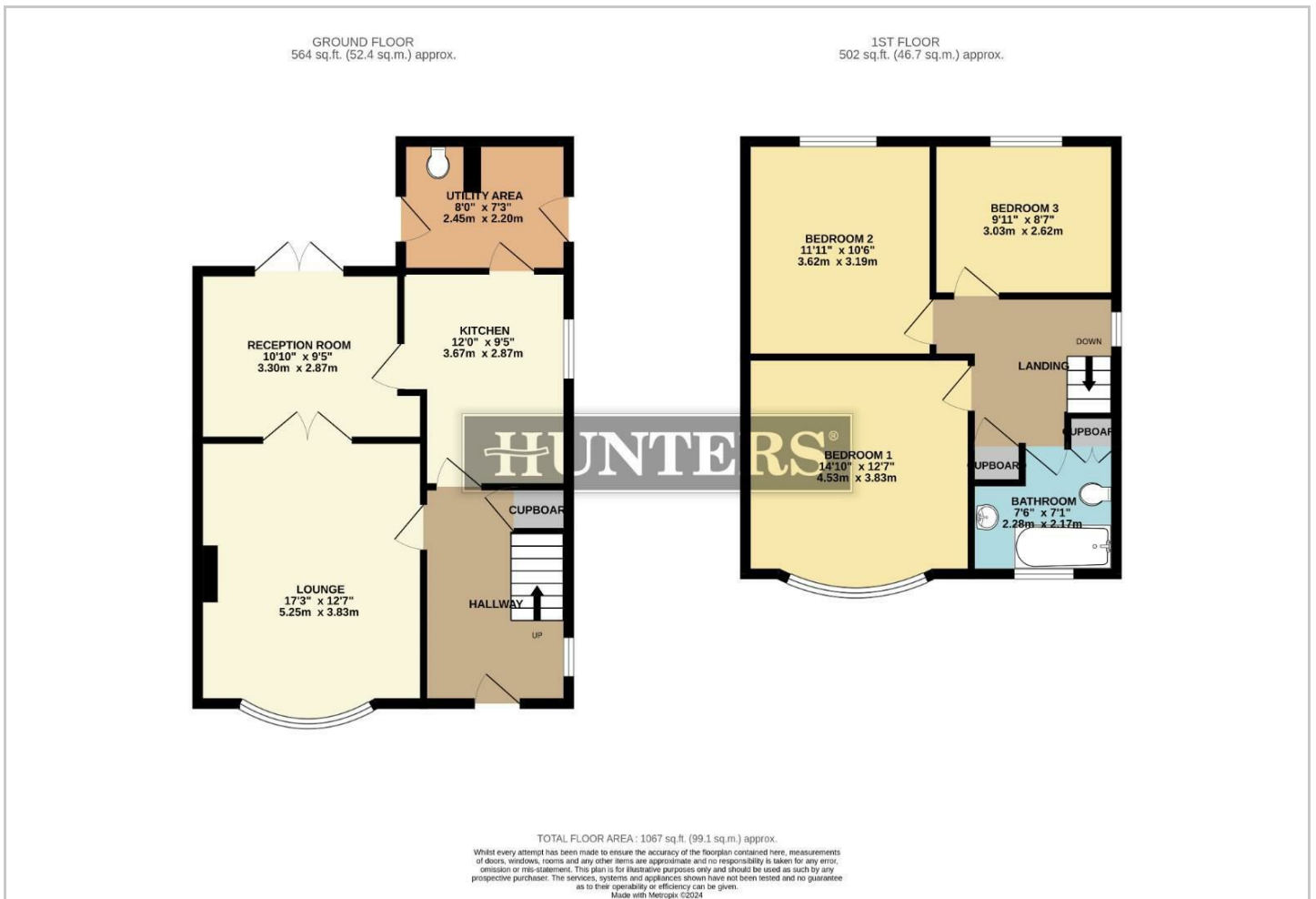
## Hybrid Map



## Terrain Map



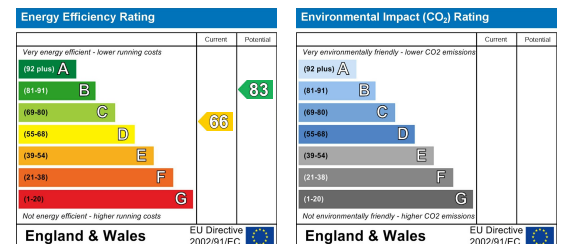
## Floor Plan



## 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.