

# HUNTERS®

HERE TO GET *you* THERE



## Warley Road

Scunthorpe, DN16 1QY

Offers In The Region Of £145,000



Council Tax: A





# 264 Warley Road

Scunthorpe, DN16 1QY

Offers In The Region Of £145,000



## Front

Attractive front to the home, with a decorative gravel area, and path leading to the entranceway.

## Garden

Well presented garden, which offers a low maintenance, large area - with decked and covered seating areas, patio seating area, covered pergola and pond. This well thought out space, offers a great space for entertaining and family get togethers. There are also gates to the rear allowing for access to a driveway, with off road parking.

## Modern Kitchen / Diner

14'1" x 18'1" (4.31m x 5.52m)

Modern kitchen / diner which offers a great space, with ample fitted wall and floor units for storage. The kitchen also benefits from an integral oven, hob and extractor fan, with an external door accessing the rear garden.

## Lounge

10'1" x 18'1" (3.08m x 5.52m)

Neutrally decorated, generously sized lounge, which has a door leading to the rear garden.

## Bedroom 1

10'8" x 10'0" (3.27m x 3.05m)

Generous double bedroom to the front aspect of the property, benefiting from fitted storage.

## Bedroom 2

10'1" x 8'10" (3.09m x 2.70m)

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

## Bedroom 3

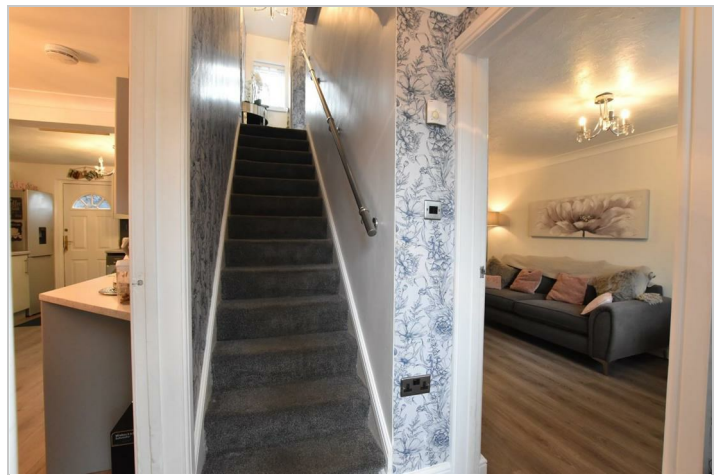
8'11" x 6'8" (2.73m x 2.04m)

Good sized third bedroom, with fitted storage.

## Bathroom

10'6" x 7'8" (3.21m x 2.34m)

Modern bathroom, which offers a beautiful neutral suite, with free standing bath and walk in shower. The bathroom has mermaid board to the walls giving it a fresh, modern feel.



GROUND FLOOR  
759 sq.ft. (70.5 sq.m.) approx.

1ST FLOOR  
753 sq.ft. (70.0 sq.m.) approx.

KITCHEN/DINER  
18'1" x 14'2"  
5.52m x 4.31m

CUPBOARD

LOUNGE  
18'1" x 10'1"  
5.52m x 3.08m

UP

BATHROOM  
10'6" x 7'9"  
3.21m x 2.34m

LANDING

DOWN

BEDROOM 1  
10'9" x 10'0"  
3.27m x 3.05m

BEDROOM 2  
10'2" x 8'10"  
3.09m x 2.70m

BEDROOM 3  
8'11" x 6'8"  
2.73m x 2.04m

CUPBOARD

CUPBOARD

HUNTERS®

TOTAL FLOOR AREA : 1513 sq.ft. (140.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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 Rating**

Rating	Score Range	Current	Potential
A	92 plus		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		

Very energy efficient - lower running costs

Not energy efficient - higher running costs

EU Directive 2010/31/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

Rating	Score Range	Current	Potential
A	92 plus		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not environmentally friendly - higher CO<sub>2</sub> emissions

EU Directive 2010/31/EC

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.