

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Wilsons Close

Scunthorpe, DN15 6RW

Offers In The Region Of £60,000



Council Tax: A



# 25 Wilsons Close

Scunthorpe, DN15 6RW

Offers In The Region Of £60,000



## Lounge / Diner

18'3" x 12'5" (5.57m x 3.81m)

Generously sized lounge / diner, with a door leading to the small balcony.

## Balcony

Small balcony, accessed via the lounge.

## Bedroom 1

8'5" x 10'10" (2.59m x 3.32m)

Double bedroom, which is neutrally decorated.

## Bedroom 2

8'5" x 12'3" (2.59m x 3.75m)

Double bedroom.

## Bathroom

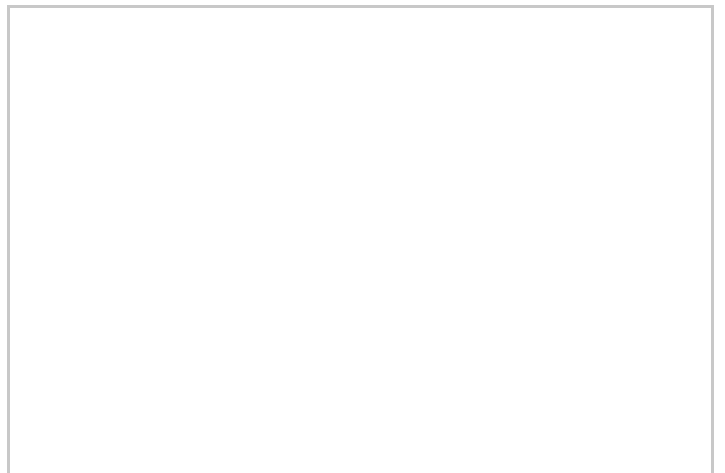
Bathroom, with neutral suite.

## Kitchen

5'6" x 11'1" (1.70m x 3.40m)

Fitted kitchen, with ample storage.

This centrally located accommodation, which is deceptively spacious throughout, briefly comprises; a generous lounge / diner, fitted kitchen, two double bedrooms and a bathroom. In addition to this the flat, which is located on the second floor, benefits from an electric heating system and double glazing, and a balcony offering outside space. This flat, which would be ideal for investors, is close to the town centre, with a variety of shops, amenities and transportation links - making it ideal for commuters.



## Road Map



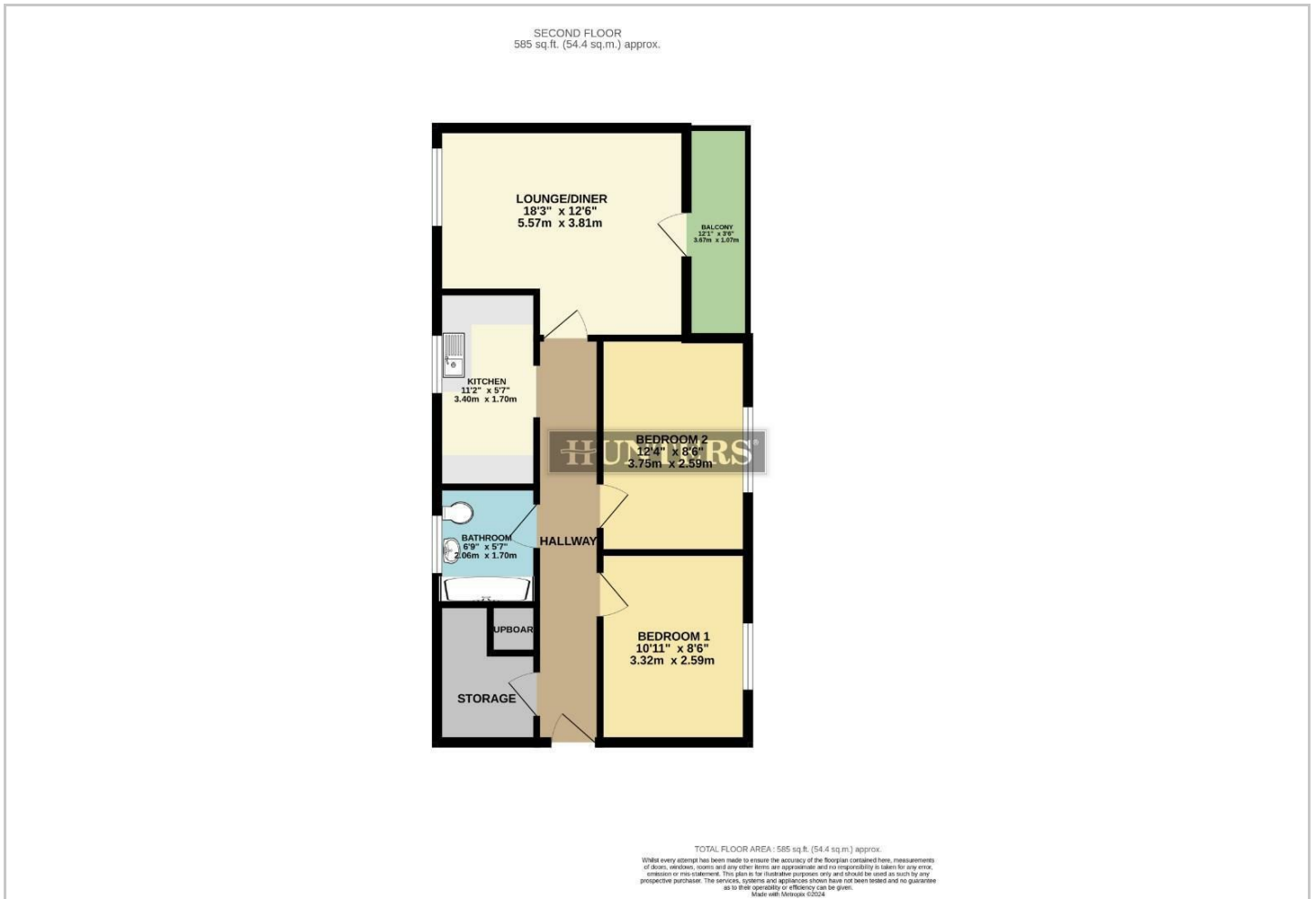
## Hybrid Map



## Terrain Map



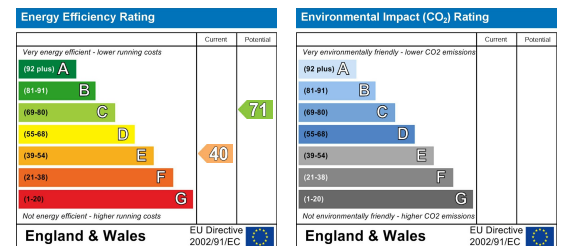
## Floor Plan



## 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.