

HUNTERS®

HERE TO GET *you* THERE



Smithfield Road

Scunthorpe, DN16 2NJ

Offers In The Region Of £99,500



Council Tax: A



14 Smithfield Road

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Front

Garden

Garden to the rear, which is predominantly laid to lawn - with a garage and access to the back of the garden.

Lounge

12'1" x 11'11" (3.69m x 3.65m)

Good sized lounge to the front aspect of the home.

Kitchen / Diner

15'3" x 11'10" (4.66m x 3.63m)

Fitted kitchen / diner to the rear of the property, with ample wall and floor units for storage.

Utility Area

Handy utility area towards the rear, with plumbing for white goods. The utility leads to the ground floor shower room.

Ground Floor Shower Room

Bedroom 1

13'9" x 11'11" (4.21m x 3.64m)

Double bedroom to the front aspect of the home.

Bedroom 2

7'11" x 11'11" (2.43m x 3.65m)

Double bedroom to the rear aspect of the property.

Bathroom

6'11" x 8'7" (2.13m x 2.64m)

Bathroom, with neutral suite.

This ideal first time buyer / investment home, which is being offered with no onward chain, briefly comprises; a generous front lounge, fitted kitchen / diner, utility area, ground floor shower room, two bedrooms and a bathroom. Externally, the property has a rear garden - which houses the garage, with access from the road behind. In addition to this the home benefits from a gas central heating system and double glazing. This home is located centrally, close to local schools, amenities and bus routes. Also nearby there is Ashby, offering a variety of shops and restaurants. Viewing advised!



Road Map



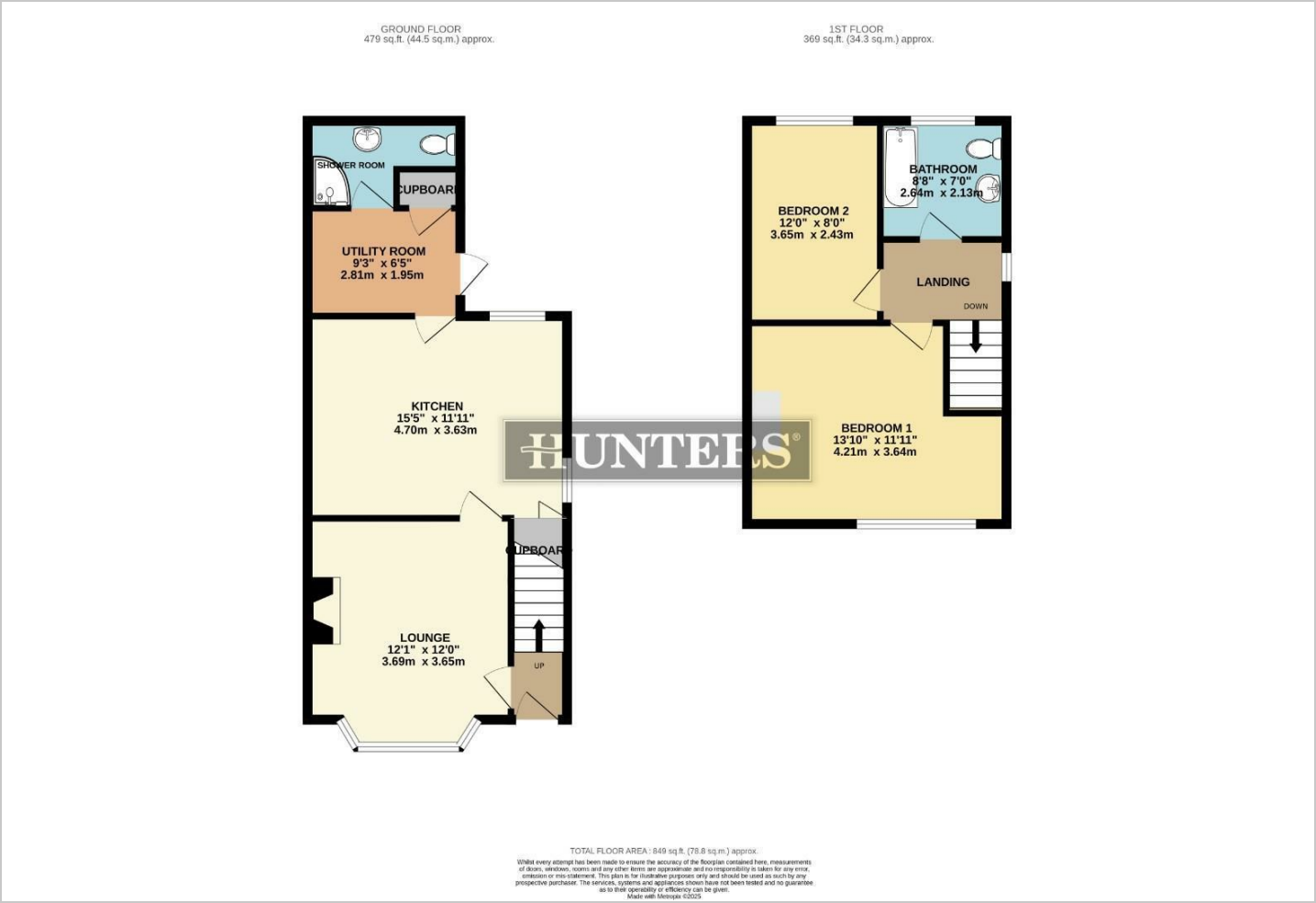
Hybrid Map



Terrain Map



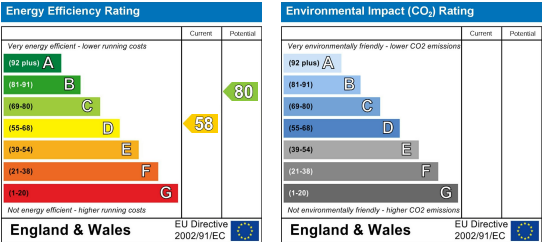
Floor Plan



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.