

# HUNTERS®

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## Crosby Avenue

Scunthorpe, DN15 8PA

Offers In The Region Of £165,000



Council Tax: A





# 47 Crosby Avenue

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## Front

Attractive front to the property. There is an area for off-road parking to the front aspect.

## Garden

Good sized garden to the rear, which offers an area laid to lawn with mature hedging, and is surrounded with fencing, offering a degree of privacy to the area. The garden also houses the double garage, and has further off road parking.

## Lounge

12'8" x 11'10" (3.87m x 3.62m)

Good sized lounge to the front of the home, which has a bay window allowing ample light into the area. The lounge leads through double doors to the dining area - making the space ideal for separating, or opening out, depending on preference.

## Dining Room

12'2" x 13'1" (3.72m x 3.99m)

Dining room to the rear of the property, with patio doors accessing the garden.

## Kitchen

6'11" x 26'0" (2.13m x 7.95m)

Fitted kitchen to the rear aspect of the home, with ample units for storage. The kitchen also benefits from an integrated oven, hob, extractor fan and fridge / freezer.

## Ground Floor wc

## Bedroom 1

12'8" x 12'0" (3.88m x 3.66m)

Double bedroom to the front aspect of the home.

## Bedroom 2

12'2" x 13'1" (3.73m x 3.99m)

Double bedroom to the rear of the home, with ample fitted storage.

## Bedroom 3

7'1" x 7'8" (2.18m x 2.36m)

## Bathroom

7'6" x 5'11" (2.29m x 1.82m)

Bathroom, with neutral suite and walk in corner shower.

This ideal first time buyer / family home, which is spacious internally and externally, briefly comprises; two reception rooms, a fitted kitchen, ground floor wc, three bedrooms and a bathroom. to the front of the home there is a shared driveway, with off road parking to the front and rear - leading to the double garage. Also to the rear of the property, there is a good sized 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. This well presented home is located centrally, close to local schools, amenities and bus routes. Also nearby there is the town centre, with a variety of shops and services, also recreational areas of Atkinsons Warren and Sheffield Park - ideal for families and dog walks. Viewing advised!



Road Map



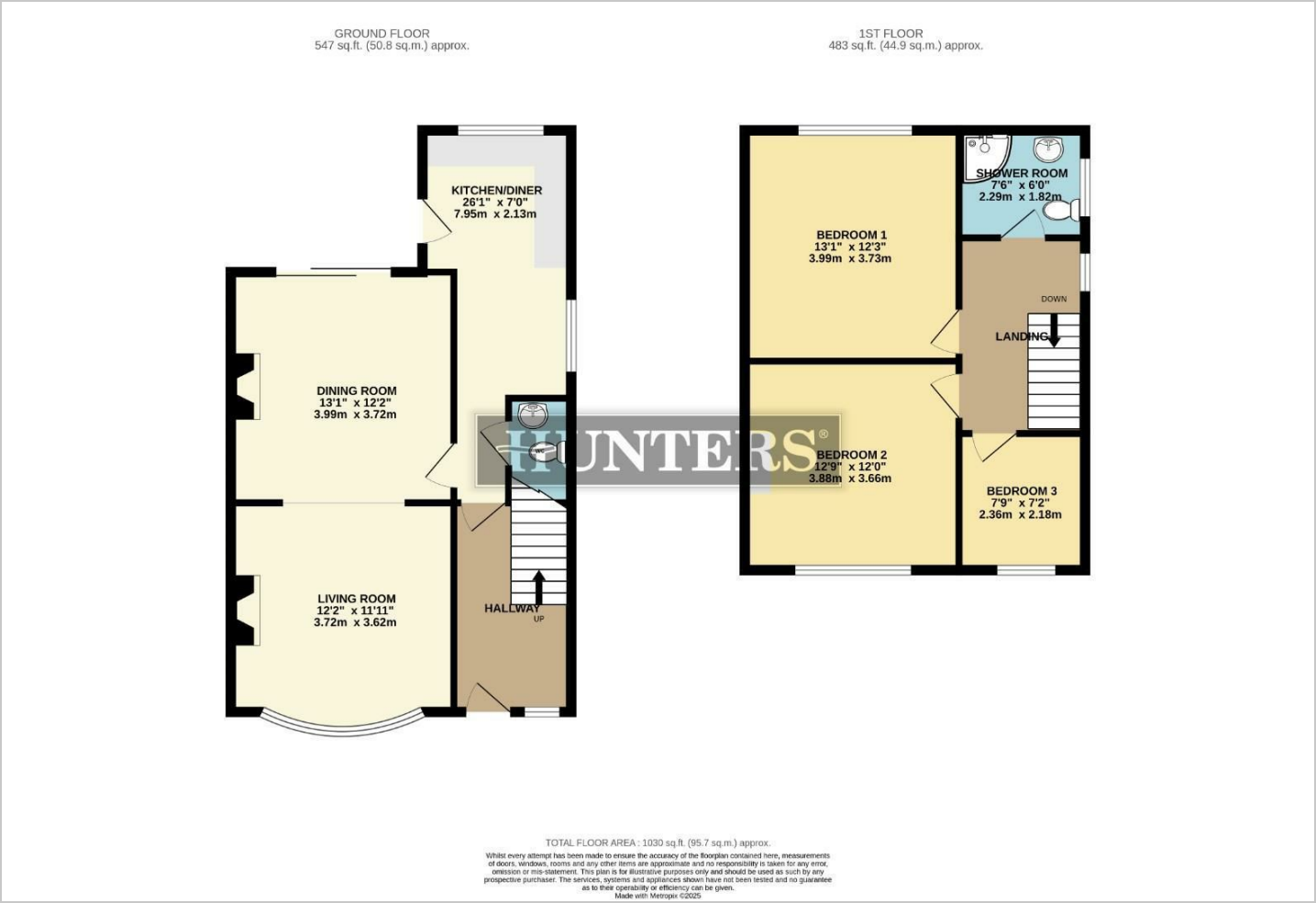
Hybrid Map



Terrain Map



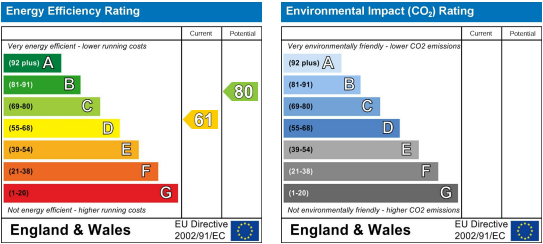
Floor Plan



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.