

HUNTERS®

HERE TO GET *you* THERE



Old Crosby

Scunthorpe, DN15 8PY

Offers In The Region Of £170,000



Council Tax: A



22 & 24 Old Crosby

Scunthorpe, DN15 8PY

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Garden

Good sized, enclosed garden to the rear of the property, which is predominantly laid to lawn, with ample gated parking to the rear.

Kitchen

7'4" x 8'9" (2.24m x 2.67m)

Fitted kitchen to the main property, which offers ample wall and floor units for storage. The kitchen leads through to the handy utility room.

Utility Room

6'5" x 7'11" (1.98m x 2.43m)

Handy utility to the rear of the home.

Reception Room

10'5" x 12'0" (3.20m x 3.66m)

Second reception room to the rear of the home, currently used as a dining area.

Lounge

12'2" x 11'1" (3.73m x 3.39m)

Lounge to the front of the home, currently being used as a ground floor bedroom.

Bedroom 1

10'10" x 11'0" (3.32m x 3.36m)

Neutrally decorated double bedroom.

Bedroom 2

10'11" x 12'0" (3.33m x 3.68m)

Double bedroom.

Bathroom

5'11" x 7'3" (1.82m x 2.23m)

Bathroom with neutral white suit.

Bedroom 3

6'10" x 8'0" (2.10m x 2.44m)

Electrics

Air Source Heat Pump

Flat Lounge

12'6" x 11'1" (3.82m x 3.39m)

Lounge to the flat.

Kitchen

7'4" x 8'0" (2.24m x 2.44m)

Fitted kitchen to the flat.

Flat Shower Room

Large bathroom to the flat, with walk in shower.

Bedroom

Double bedroom to the flat.

Flat Kitchen

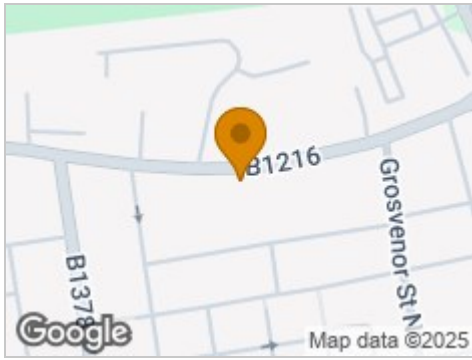
Fitted kitchen, with storage units.

Flat Bathroom

This great investment opportunity - comprising three currently tenanted accommodations - one three bedroom home and two one bedroom apartments - ground and first floor. The three bedroom home benefits from a fitted kitchen, two reception rooms, three bedrooms and a bathroom. The two apartments both offer a lounge, double bedroom, fitted kitchen and a bathroom. Externally the properties have a shared garden, which is predominantly laid to lawn - and the first floor flat has a balcony area also. To the rear there is also gated off road parking for several vehicles. This accommodation is located centrally - close to local schools, amenities and transportation links. Viewing advised!



Road Map



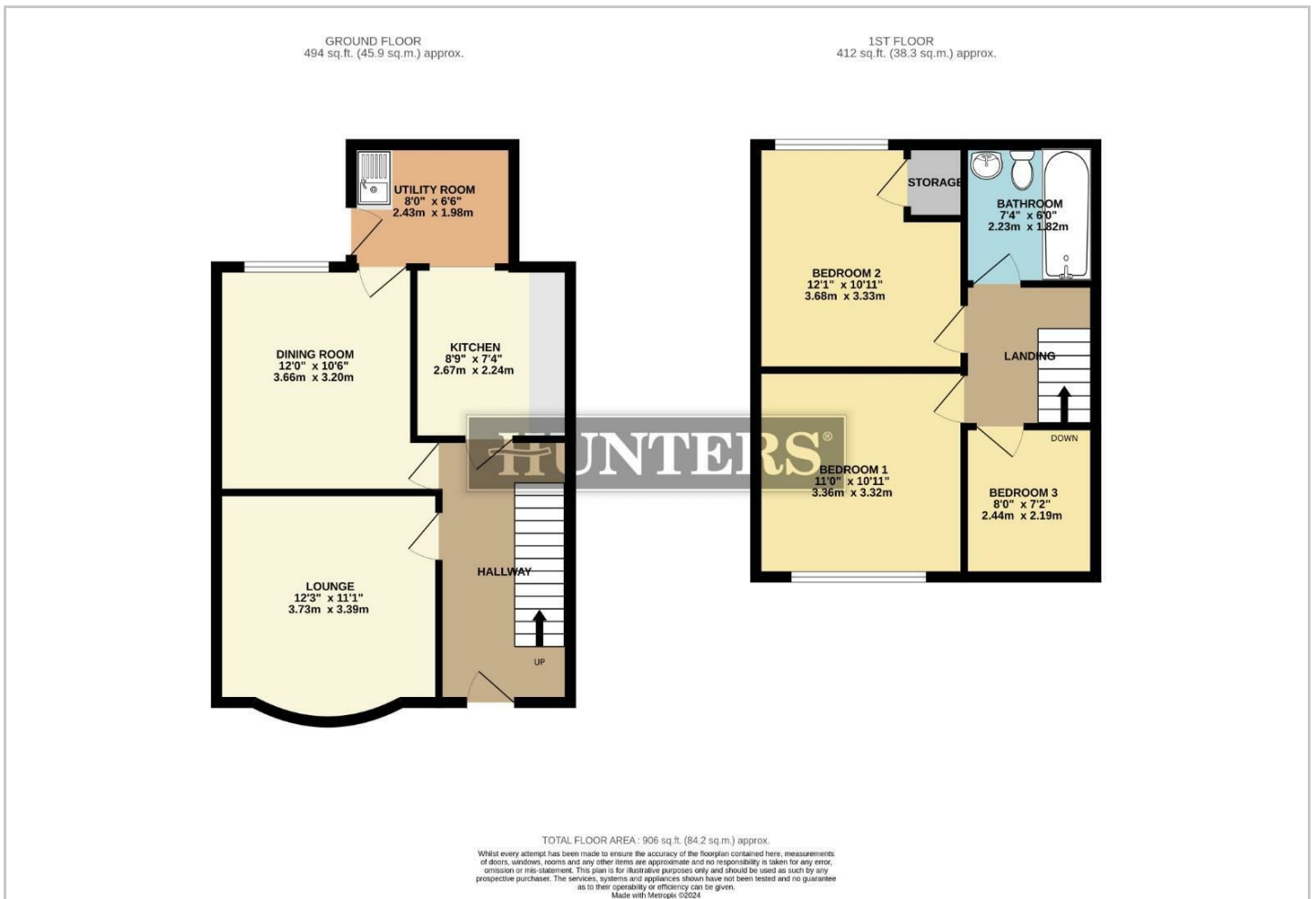
Hybrid Map



Terrain Map



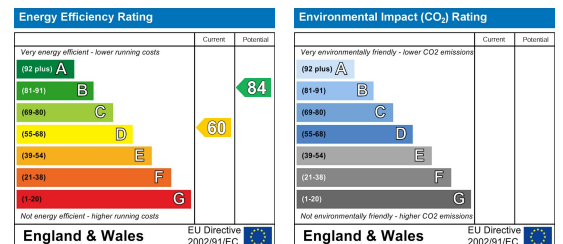
Floor Plan



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.