

# HUNTERS®

HERE TO GET *you* THERE



## Lindley Street

Scunthorpe, DN16 2SG

Offers In The Region Of £120,000



Council Tax: A



# 13 Lindley Street

Scunthorpe, DN16 2SG

Offers In The Region Of £120,000



## Front

Low maintenance front to the property.

## Rear

Well-maintained rear yard, which benefits from off-road parking and a cabin with separate access from the main property.

## Lounge/Diner

12'2" 27'0" (3.71 8.24)

Neutrally decorated open plan lounge dinner with a central staircase and a built in shelving unit. The room also benefits from a door leading out into the rear yard.

## Kitchen

6'7" 14'0" (2.01 4.29)

Fitted kitchen to the rear of the property, which leads through to the ground floor bathroom.

## Bathroom

6'7" 9'8" (2.01 2.97)

Ground floor bathroom, with neutral white suite.

## Studio/Home Office/Bedroom 4

Handy, versatile, self-contained studio that can be used for multiple purposes, whether for an additional bedroom or a home office.

## Bedroom 1

11'1" 11'2" (3.39 3.42)

Double bedroom to the front aspect of the property.

## Bedroom 2

7'5" 12'1" (2.27 3.70)

Double bedroom to the rear, with built in shelving units and storage.

## Bedroom 3

6'7" 10'9" (2.02 3.28)

Bedroom at the rear of the property.

## W/C

Handy w/c located on the first floor



IDEAL FIRST TIME BUYER / INVESTMENT PROPERTY! WELL PRESENTED & SPACIOUS INTERNALLY! STUDIO/HOME OFFICE or POSSIBLY 4th BEDROOM! OFF-ROAD PARKING! CHAIN FREE!



Road Map



Hybrid Map



Terrain Map



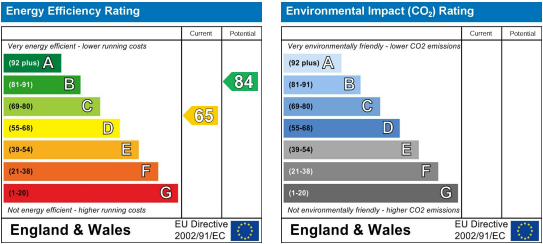
Floor Plan



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.