

# HUNTERS®

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## Cliff Avenue

Winterton, Scunthorpe, DN15 9SY

Offers Over £100,000



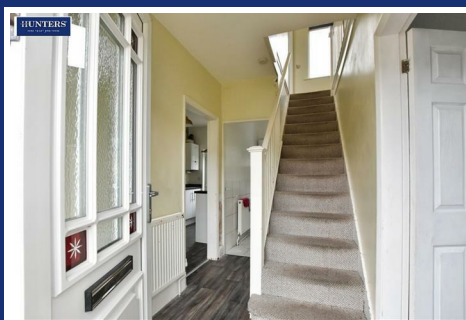
Council Tax: A



# 11 Cliff Avenue

Winterton, Scunthorpe, DN15 9SY

Offers Over £100,000



## Front

Grassed area to the front of the home, sitting adjacent to the driveway, which offers off road parking for several vehicles.

## Garden

Large garden to the rear, which is predominantly laid to lawn with a patio seating area. The area is surrounded by mature hedging and also benefits from a large metal garage, accessed via the rear lane.

## Kitchen

Fitted kitchen to the rear of the home, which offers a neutral fitted kitchen, with ample wall and floor units for storage. The kitchen benefits from an integral oven and hob and has a door leading to the garden.

## Lounge

11'2" x 15'10" (3.41m x 4.85m)

Generous, dual aspect lounge.

## Ground Floor Bathroom

5'3" x 6'10" (1.61m x 2.10m)

Fully tiled bathroom, with neutral suite.

## Bedroom 1

14'3" x 7'9" (4.35m x 2.38m)

Double bedroom to the front of the home.

## Bedroom 2

8'9" x 15'10" (2.67m x 4.83m)

Double, dual aspect bedroom.

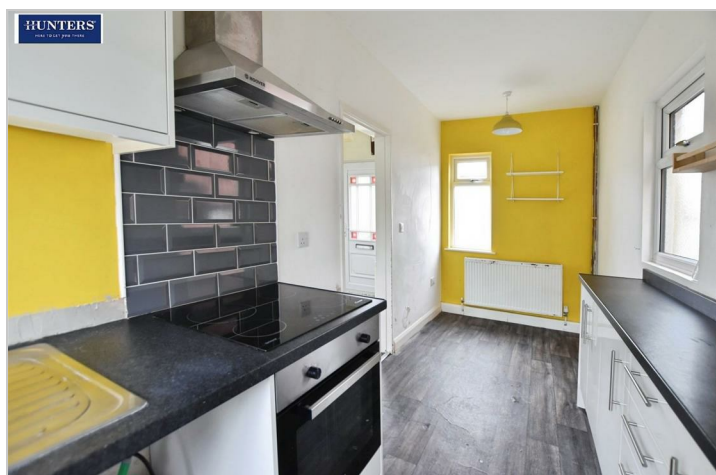
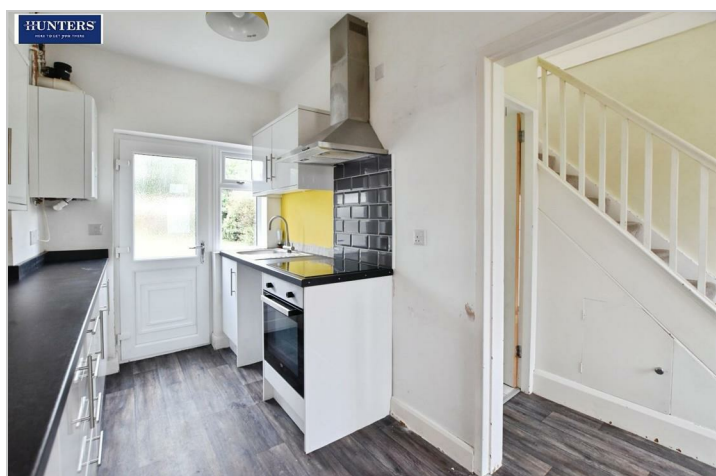
## Bedroom 3

8'5" x 7'9" (2.59m x 2.37m)



This ideal first-time buyer/investment property, which is being offered with no onward chain, briefly comprises; a neutral kitchen, generous lounge, ground floor bathroom and three bedrooms to the first floor. To the front of the home there is a grassed area, sitting adjacent to the driveway, offering ample off-road parking. To the rear, there is a large garden, which is predominantly laid to lawn with mature shrubs and hedging, and also benefits from a large metal garage accessed from the rear lane. In addition to this the home benefits from a gas central heating system and double glazing. (cert for electrics and boiler).

This property is located in the small town of Winterton, close to local schools and amenities. The town is also central to Scunthorpe and Hull, both offering further services. Viewing advised!



Road Map



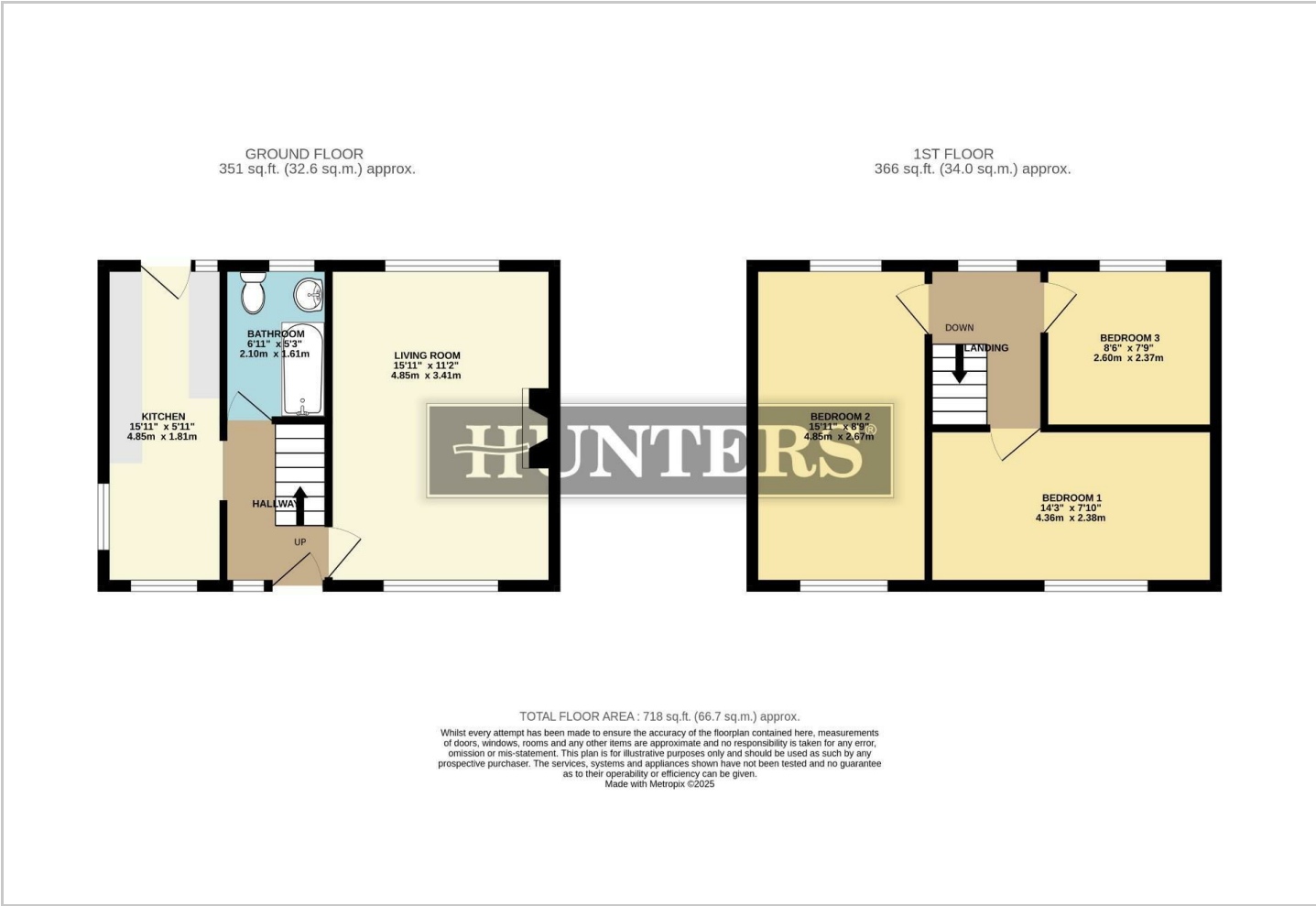
Hybrid Map



Terrain Map



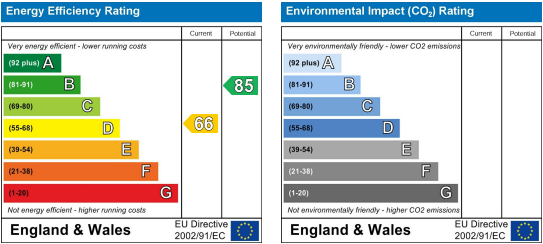
Floor Plan



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.