

# HUNTERS®

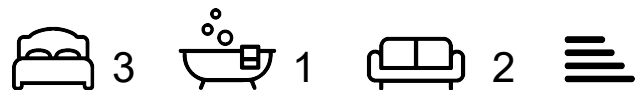
HERE TO GET *you* THERE



## Warley Road

Scunthorpe, DN16 1PZ

Offers In The Region Of £155,000



Council Tax: A



# 58 Warley Road

Scunthorpe, DN16 1PZ

## Offers In The Region Of £155,000



### Front

Front of the home, with a good sized driveway, offering ample off road parking, leading to the garage at the rear. The garage has a converted area to the back - which could be used as a home office / games room.

### Garden

Low maintenance garden to the rear, which is part gravel, part laid to lawn, with a patio seating area. The garden is surrounded with fencing and mature hedging, offering a degree of privacy to the area.

### Lounge

10'2" x 11'9" (3.12m x 3.59m)

Generous lounge to the front aspect of the home, with double doors leading through to the dining area.

### Dining Room

16'1" x 11'3" (4.92m x 3.44m)

Dining room to the rear aspect of the property, which leads through to the kitchen.

### Kitchen

8'2" x 13'0" (2.49m x 3.97m)

Kitchen to the rear, with ample wall and floor units for storage. The kitchen also has an external door accessing the garden.

### Bedroom 1

9'11" x 11'9" (3.04m x 3.59m)

Neutrally decorated double bedroom to the front of the home.

### Bedroom 2

9'7" x 11'5" (2.94m x 3.50m)

Double bedroom to the rear aspect of the property.

### Bedroom 3

5'4" x 8'8" (1.64m x 2.65m)

### Bathroom

7'1" x 5'5" (2.17m x 1.67m)

Fully tiled, modern bathroom, with neutral white suite.

### Converted Area

Converted area to the rear of the garage - which would be ideal for a home office, playroom or storage.

This ideal first time buyer / family home, which is well presented throughout, briefly comprises; a front lounge, leading through double doors to the dining room, fitted kitchen, three bedrooms and a modern bathroom. To the front of the home there is a driveway, which offers ample off road parking, leading to the garage. To the rear of the property there is a low maintenance, private garden, which is part gravel and part laid to lawn, with a patio seating area. In addition to this the home benefits from a gas central heating system , double glazing and a converted area to the rear of the garage, ideal for home office. This home is located centrally, close to local schools, amenities and bus routes. Viewing recommended!



## A satellite map of a city area, likely London, showing a dense urban landscape with roads, buildings, and green spaces. A yellow location pin is placed on a road in the center of the image. The map is overlaid with a grid of latitude and longitude lines. The text 'bus, Landsat / Copernicus, Maxar Technologies' is visible at the bottom left of the map.

GROUND FLOOR  
450 sq.ft. (41.8 sq.m.) approx.

1ST FLOOR  
376 sq.ft. (35.0 sq.m.) approx.

KITCHEN  
13'0" x 9'2"  
3.97m x 2.49m

DINING ROOM  
16'2" x 11'3"  
4.92m x 3.44m

LIVING ROOM  
11'9" x 10'3"  
3.59m x 3.12m

HALLWAY

BATHROOM  
7'1" x 5'6"  
2.17m x 1.67m

DOWN  
LANDING

BEDROOM 2  
11'6" x 9'8"  
3.50m x 2.94m

BEDROOM 1  
11'9" x 10'0"  
3.59m x 3.04m

BEDROOM 3  
8'9" x 5'5"  
2.66m x 1.64m

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TOTAL FLOOR AREA: 826 sq.ft. (76.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

Meat with reference 00000.

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 Rating**

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

EU Directive 2002/91/EC

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