

# 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!



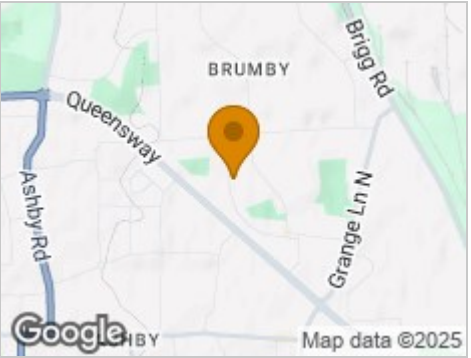
Road Map



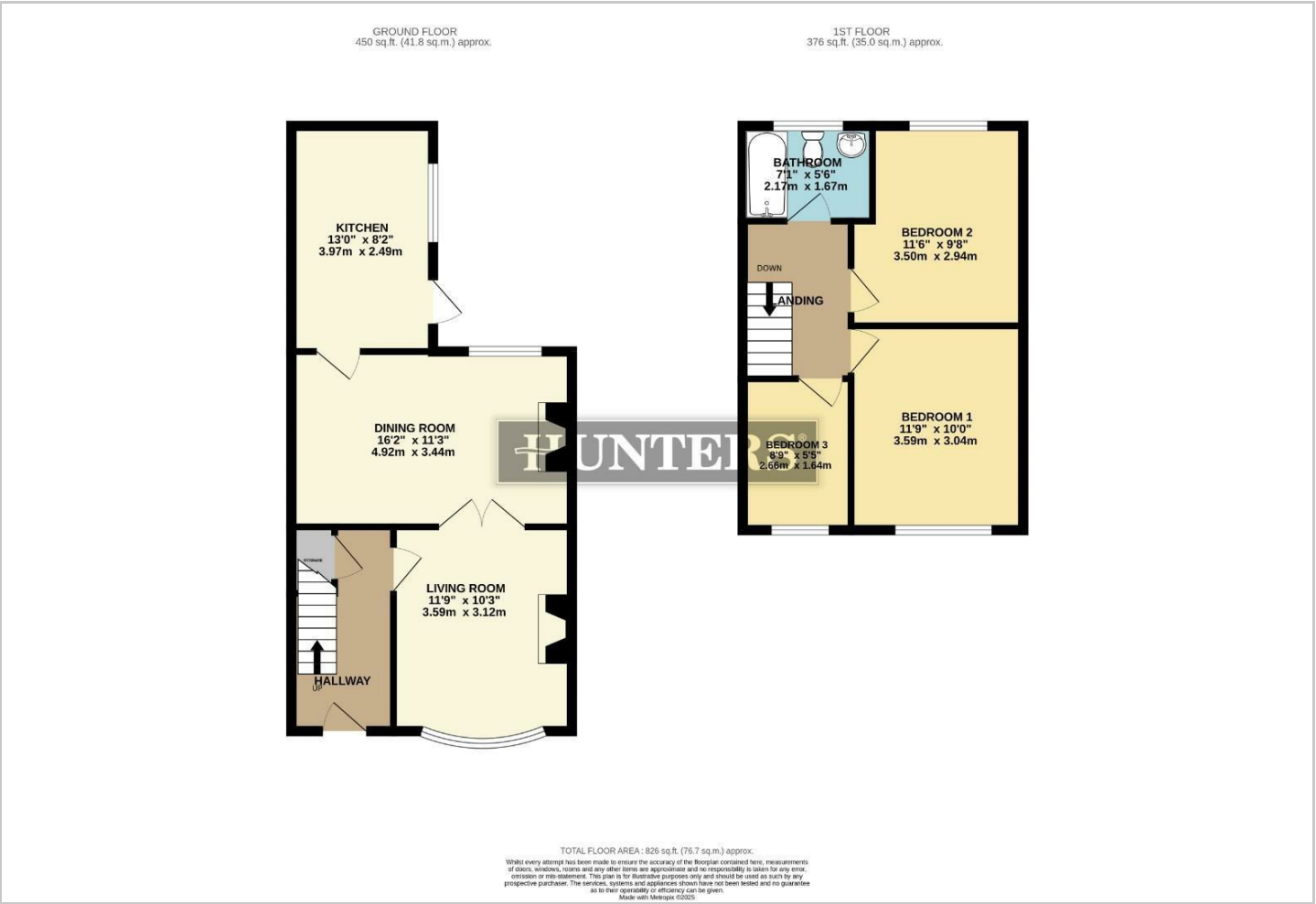
Hybrid Map



Terrain Map



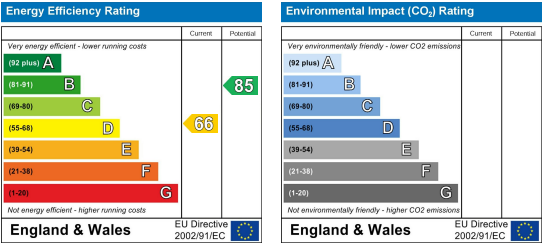
Floor Plan



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.