

# HUNTERS®

HERE TO GET *you* THERE



## Salmonby Road

Scunthorpe, DN17 2JJ

Offers In The Region Of £135,000



3



1



2



Council Tax: A



# 7 Salmonby Road

Scunthorpe, DN17 2JJ

Offers In The Region Of £135,000



## Front

8'1" x 5'4" (2.47m x 1.64m)

Fully tiled bathroom, with neutral suite.

## Garden

Large garden to the rear of the home, which is predominantly laid to lawn, with a patio seating area. The garden is surrounded with fencing, offering a degree of privacy to the area.

## Kitchen / Diner

17'7" x 8'3" (5.37m x 2.53m)

Kitchen / diner to the rear aspect of the home - with a modern, fitted kitchen - offering ample wall and floor units for storage. The kitchen benefits from an integrated oven, hob and extractor fan and leads through an archway to the dining area.

## Lounge

13'4" x 14'11" (4.07m x 4.57m)

Neutrally decorated, generously sized lounge, to the front aspect of the home.

## External Utility

Handy utility area, which is in a brick built room in the rear garden.

## Bedroom 1

11'3" x 12'5" (3.44m x 3.79m)

Neutrally decorated, double bedroom to the front of the home, with ample fitted storage.

## Bedroom 2

9'9" x 9'4" (2.98m x 2.86m)

Double bedroom to the rear aspect of the home, benefiting from fitted storage.

## Bedroom 3

8'7" x 9'0" (2.63m x 2.75m)

## Bathroom

This ideal first time buyer / family home, which is well presented throughout, briefly comprises; a generous front lounge, modern fitted kitchen, leading through an archway to the dining room, three bedrooms and a family bathroom. Externally the home offers a large rear garden, which is predominantly laid to lawn, with a patio seating area, and also houses the brick built external utility area. In addition to this the property benefits from a gas central heating system and double glazing. This property is located close to local schools, amenities and bus routes. Viewing recommended!



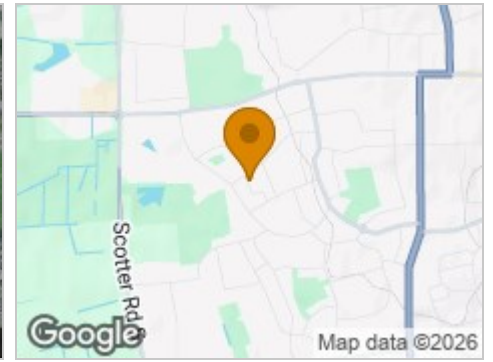
## Road Map



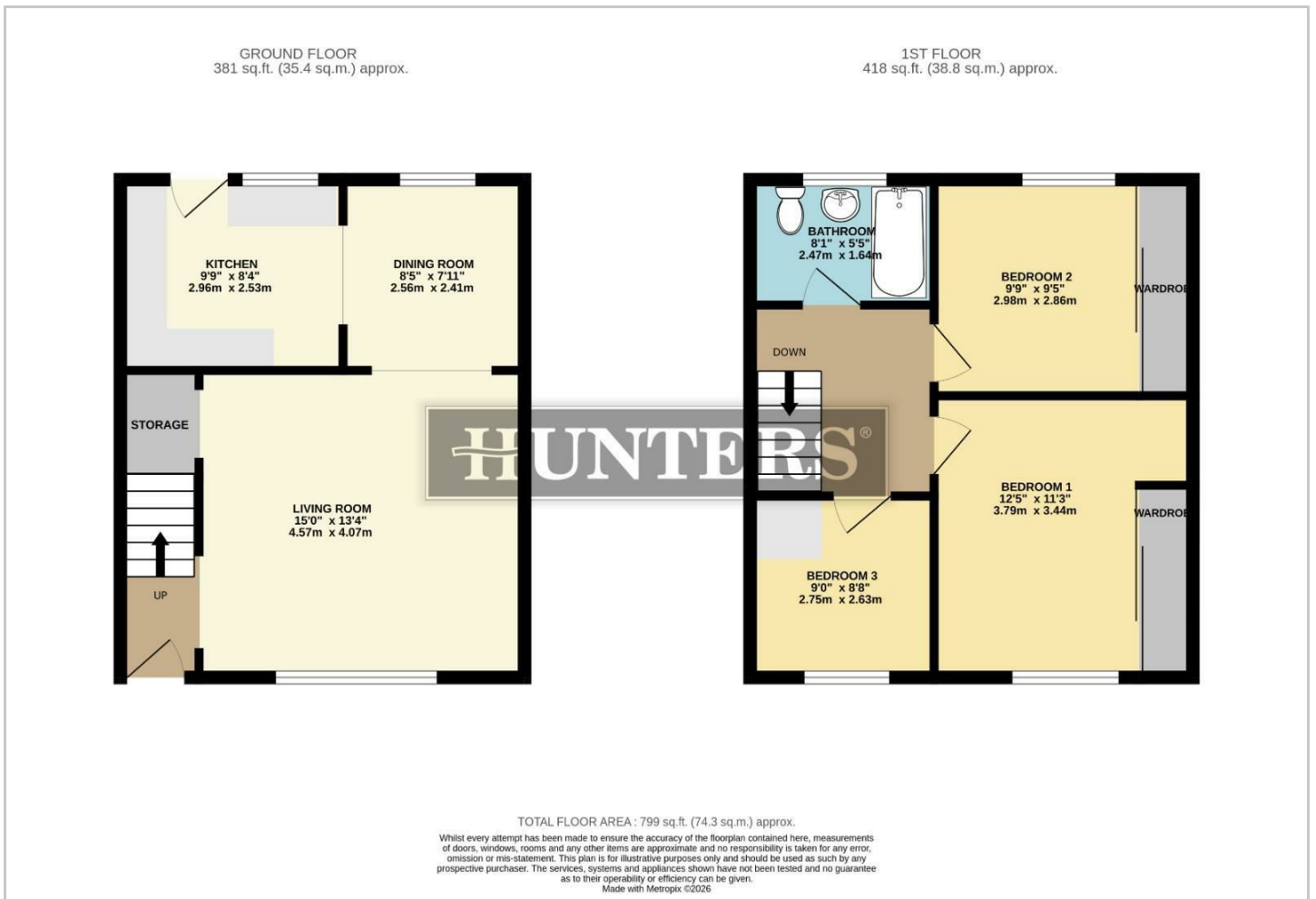
## Hybrid Map



## Terrain Map



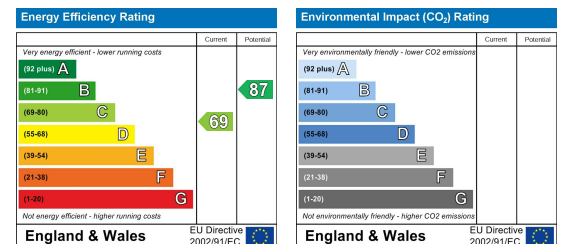
## Floor Plan



## 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.