

HUNTERS[®]

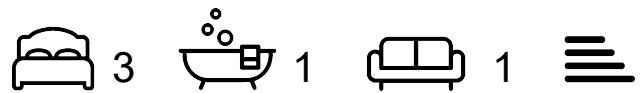
HERE TO GET *you* THERE



Newbolt Avenue

Scunthorpe, DN17 1PE

Offers In The Region Of £130,000



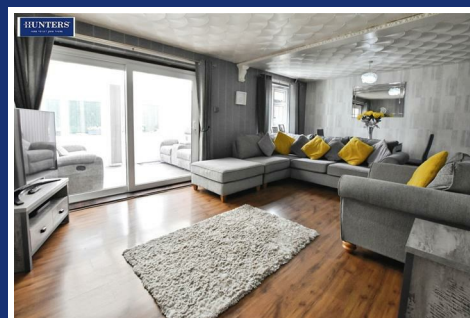
Council Tax: A



4 Newbolt Avenue

Scunthorpe, DN17 1PE

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Front

Rear Garden

Garden to the rear of the home, which is part astro turf and gravel areas - and is surrounded with fencing, offering a degree of privacy to the area.

Kitchen

15'2" x 9'1" (4.62m x 2.76m)

Modern kitchen / diner to the front of the home, with ample units for storage.

Lounge

21'6" x 11'10" (6.56m x 3.61m)

Generous lounge with sliding doors accessing the conservatory.

Conservatory

12'2" x 7'5" (3.72m x 2.25m)

The conservatory offers a bright and airy space with double doors opening onto the rear garden.

Bedroom 1

15'1" x 9'7" (4.61m x 2.91m)

Double bedroom to the front aspect of the home.

Bedroom 2

11'5" x 11'1" (3.48m x 3.39m)

Double bedroom to the rear aspect of the property.

Bedroom 3

10'0" x 7'11" (3.05m x 2.41m)

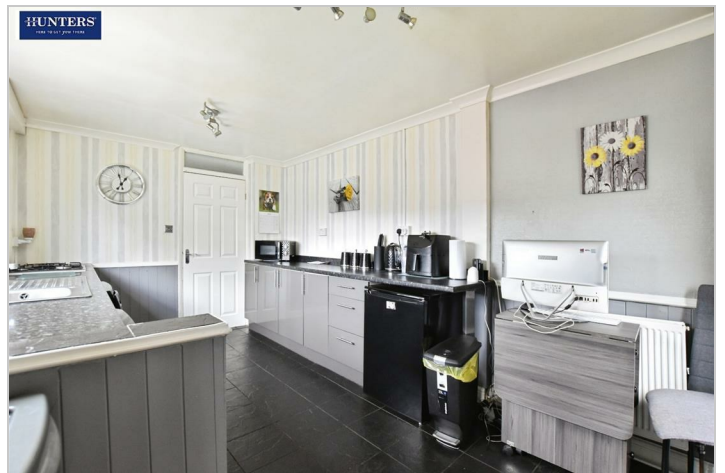
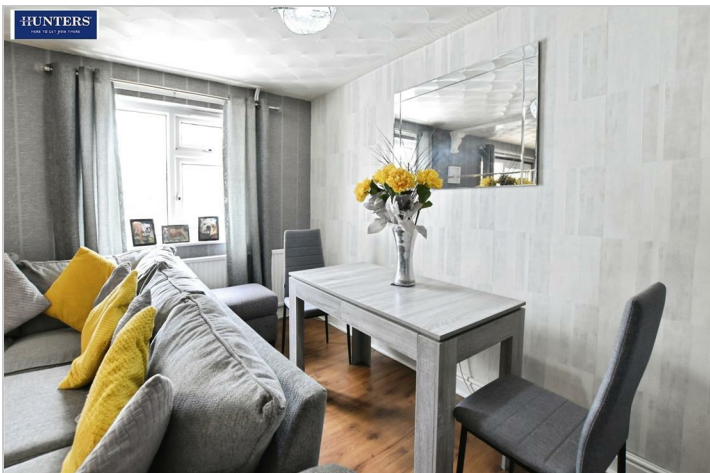
Bedroom 3, offering fitted storage.

Bathroom

8'8" x 6'8" (2.63m x 2.04m)

Fully tiled bathroom, with neutral suite.

This ideal first-time buyer/family home, which is Non Standard Construction, is located centrally, briefly comprises: a modern kitchen/diner, generous lounge, conservatory, three bedrooms and a bathroom. Externally the home benefits from a low-maintenance garden, which is part astro turf and part decorative gravel. In addition to this the home benefits from a gas central heating system and double glazing. This deceptively spacious home is located close to local schools, amenities and bus routes. Also nearby there are the picturesque walks of the Ironstone circular. Viewing advised!



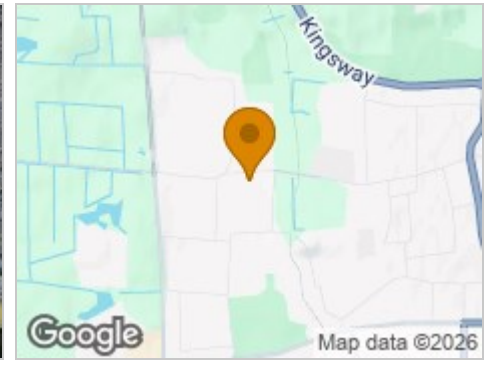
Road Map



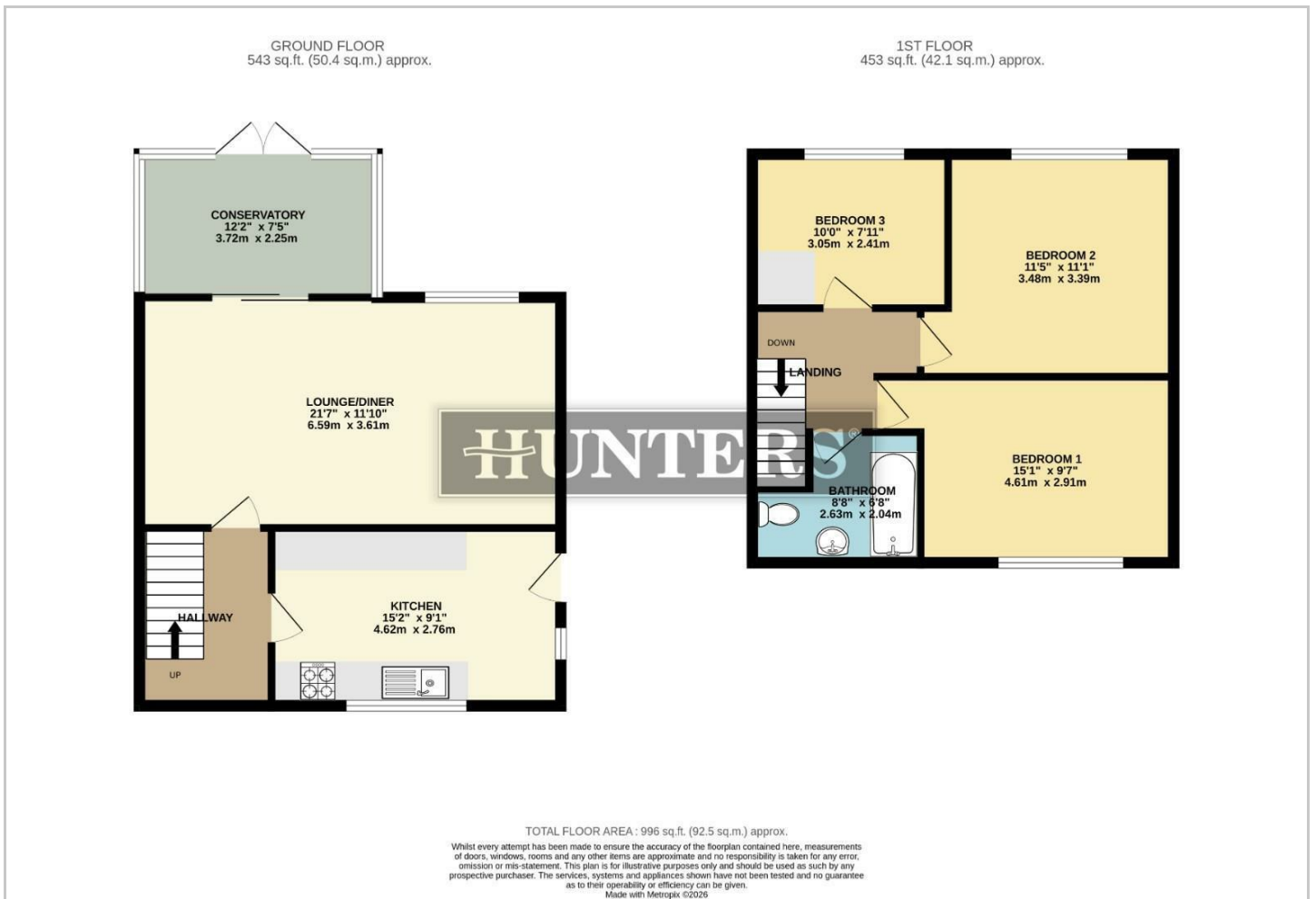
Hybrid Map



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.