

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Abbey Road

Scunthorpe, DN17 1JW

Offers In The Region Of £150,000



3



2



1



Council Tax: A



# 27 Abbey Road

Scunthorpe, DN17 1JW

Offers In The Region Of £150,000



## Front

Front of the home, with a block paved driveway, offering off road parking, with double gates leading to the garage at the rear.

## Garden

Good sized garden, which is partly block paved, with a grassed area. The garden is surrounded with fencing, offering a degree of privacy to the area.

## Lounge

12'5" x 12'5" (3.80m x 3.79m)

Good sized lounge to the front aspect of the property.

## Kitchen

12'4" x 9'3" (3.77m x 2.82m)

Fitted kitchen toward the rear of the home with ample fitted units for storage. The kitchen leads through to the sun room at the rear.

## Sun room

17'5" x 7'7" (5.31m x 2.32m)

Handy sun room to the rear of the property - overlooking the garden.

## Ground Floor wc

## Bedroom 1

11'1" x 11'6" (3.39m x 3.52m)

Generous double bedroom to the front of the home, benefiting from ample fitted storage.

## Bedroom 2

12'4" x 10'7" (3.76m x 3.24m)

Good sized double bedroom to the rear of the home, with ample fitted storage.

## Bedroom 3

6'2" x 7'0" (1.90m x 2.15m)

## Bathroom

6'1" x 5'10" (1.86m x 1.78m)

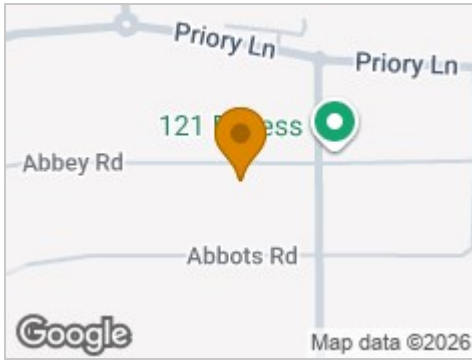
Fully tiled bathroom, with neutral white suite.

This ideal first time buyer / family home - which is being offered with no onward chain - briefly comprises; a generous front lounge, fitted kitchen, generous sun room, ground floor wc, three bedrooms and a family bathroom. To the front of the home there is a block paved driveway, offering off road parking, leading through gates to the garage, which benefits from electrics. To the rear of the property there is a good sized garden, which is part block paved, part laid to lawn. In addition to this the home benefits from a gas central heating system and double glazing.

This deceptively spacious property is located centrally, close to local schools, amenities and bus routes. Nearby there is Ashby, offering a variety of shops, restaurants and a weekly market. Viewing advised!



## Road Map



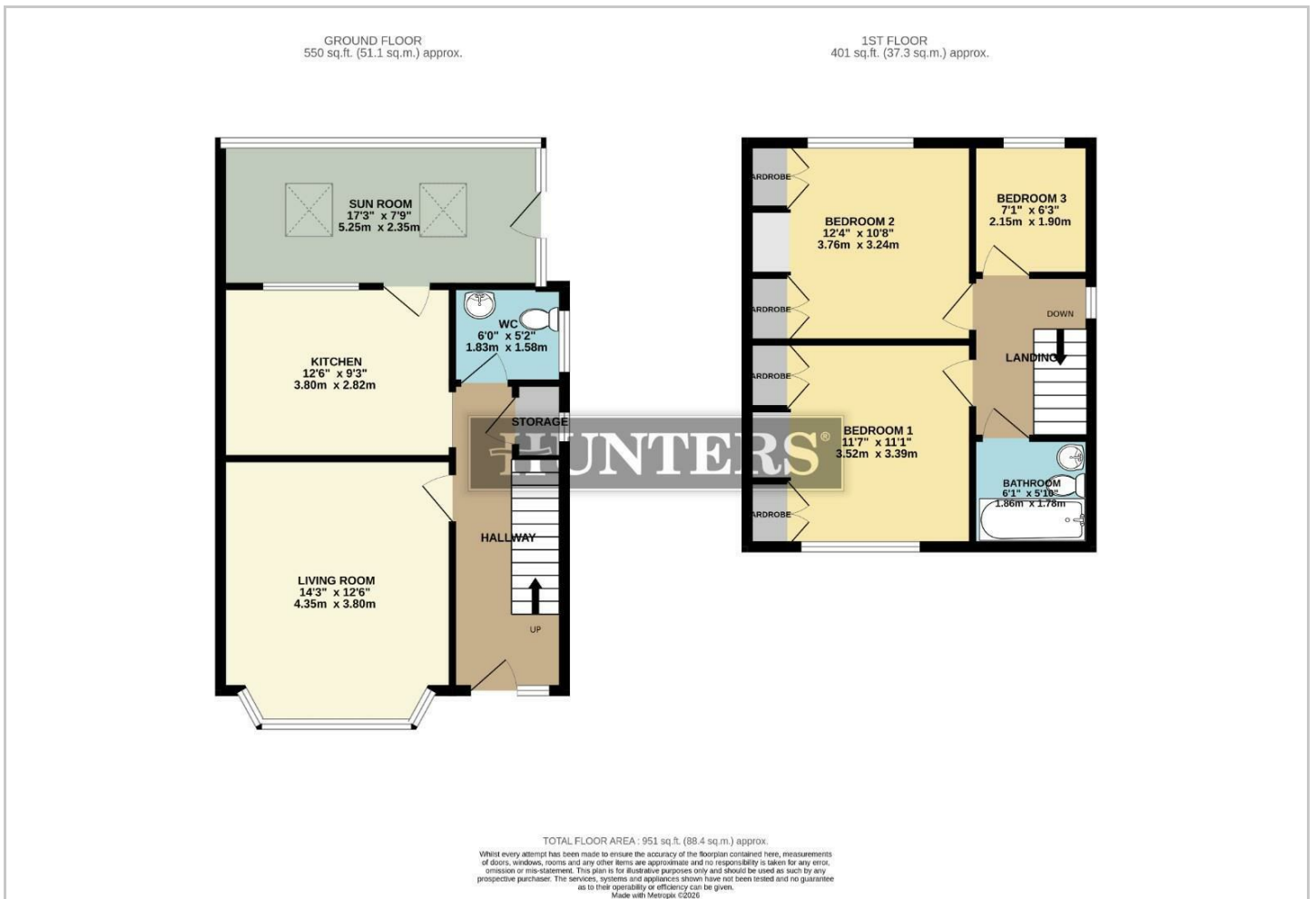
## Hybrid Map



## Terrain Map



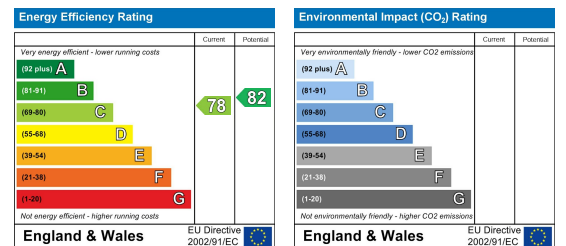
## Floor Plan



## 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.