

# HUNTERS®

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**Brian Avenue**

Scunthorpe, DN16 3AD

Offers In The Region Of £150,000



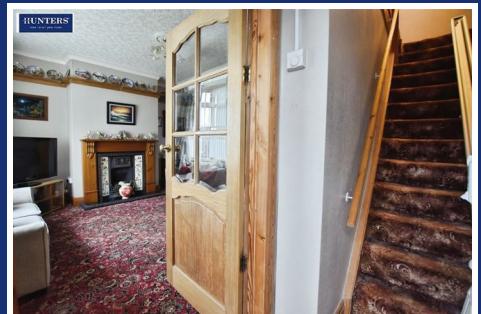
Council Tax: A



# 8 Brian Avenue

Scunthorpe, DN16 3AD

Offers In The Region Of £150,000



## Front

Front of the property, with a grassed area, sitting adjacent to the driveway - which offers ample off road parking.

## Garden

Good sized rear garden, which is part laid to lawn, with patio seating areas. The garden is surrounded with fencing, offering a degree of privacy to the area.

## Kitchen / Diner

16'9" x 9'1" (5.12m x 2.79m)

Fitted kitchen / diner to the rear of the home, with ample wall and floor units for storage. The kitchen benefits from an integral oven, hob and extractor fan, and has a door leading to the garden.

## Lounge

Generous lounge to the front of the home.

## Dining Room

17'6" x 8'10" (5.34m x 2.71m)

Second reception room, which has double doors leading to the lounge.

## Bedroom 1

11'2" x 12'2" (3.42m x 3.72m)

Double bedroom to the front of the home.

## Bedroom 2

8'11" x 8'11" (2.73m x 2.72m)

Double bedroom to the rear of the home.

## Bedroom 3

6'9" x 7'5" (2.07m x 2.28m)

## Bathroom

5'11" x 5'5" (1.82m x 1.67m)

Bathroom with neutral suite.

This ideal first time buyer / family home, which is being offered with no onward chain, briefly comprises; a generous front lounge, second reception room, fitted kitchen / diner, three bedrooms and a family bathroom. To the front of the home there is a large driveway, which offers ample off road parking, and a garage. To the rear of the home there is a large garden, which is part laid to lawn part patio seating area. In addition to this the home benefits from a gas central heating system and double glazing and owned solar panels.

This deceptively spacious property, set on a good plot - is located centrally, close to local schools, amenities and bus routes. There is Ashby High Street close by, offering a variety of shops and services. Viewing recommended!



## Road Map



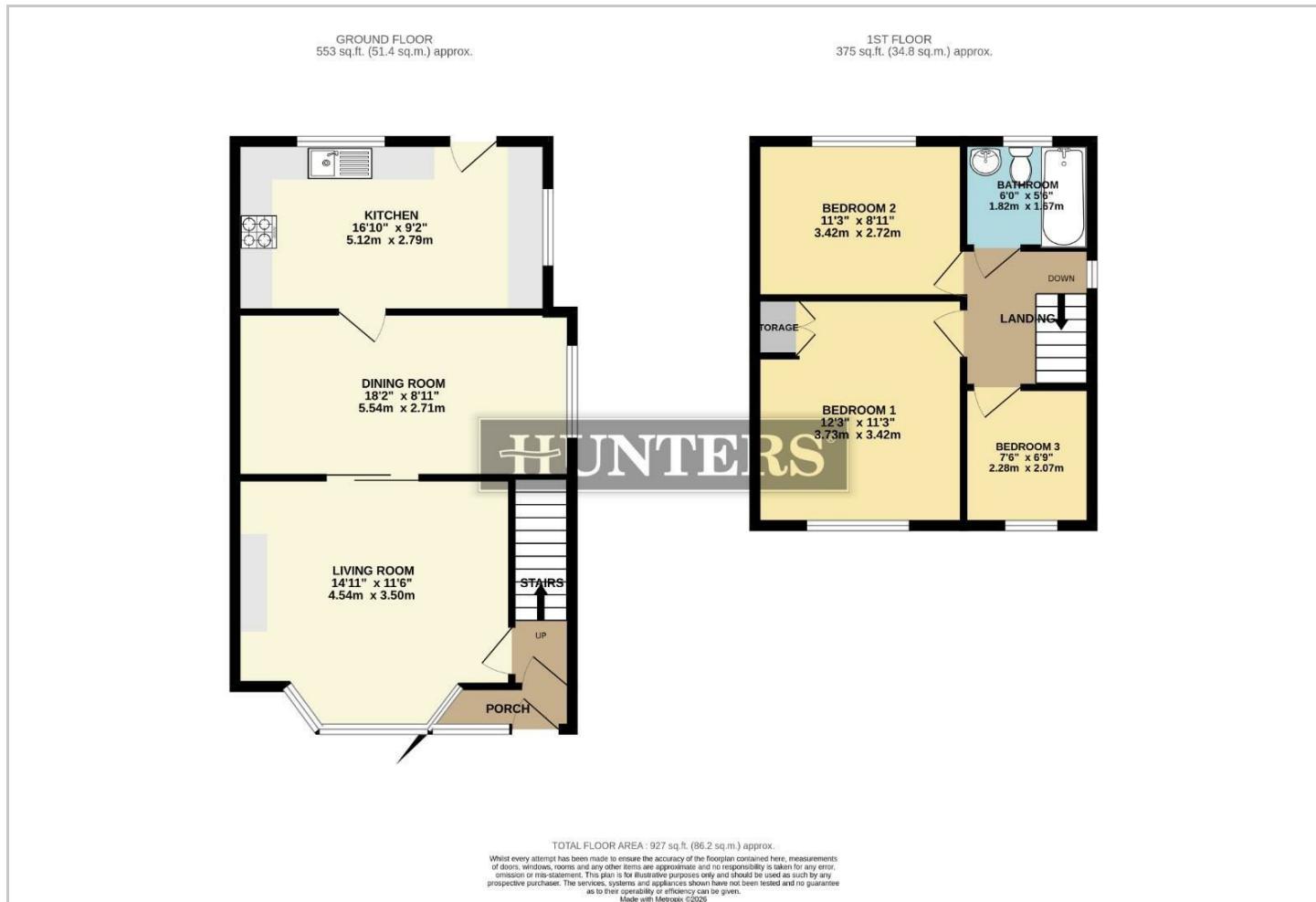
## Hybrid Map



## 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.