

# HUNTERS®

HERE TO GET *you* THERE



## Hammerton Road

Scunthorpe, DN17 2SA

Offers In The Region Of £170,000



Council Tax: B



# 5 Hammerton Road

Scunthorpe, DN17 2SA

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## Front

Front of the home, with a grassed area, sitting adjacent to the driveway - which offers off-road parking for several vehicles and leads to the garage, which benefits from an electric door.

## Garden

Good sized garden, which is predominantly laid to lawn. The garden is surrounded with fencing, offering a degree of privacy to the area.

## Lounge / Diner

19'3" x 12'11" (5.89m x 3.96m)

Generous lounge / diner to the front of the home.

## Kitchen

12'7" x 8'3" (3.86m x 2.52m)

Fitted kitchen to the rear of the home, with fitted units for storage. There is also a porch with a door leading to the garden.

## Bedroom 1

11'9" x 12'9" (3.60m x 3.90m)

Good sized double bedroom to the front aspect of the home, benefiting from ample fitted storage.

## Bedroom 2

9'1" x 12'3" (2.79m x 3.74m)

Neutral double bedroom to the rear of the home.

## Bedroom 3

6'2" x 10'6" (1.90m x 3.22m)

Good sized third bedroom to the front of the home.

## Bathroom

6'7" x 8'4" (2.03m x 2.56m)

Bathroom with neutral suite and fitted storage.

This ideal first time buyer / family home, which is being offered with no onward chain, briefly comprises; a generous lounge / diner, fitted kitchen, three good sized bedrooms and a bathroom. To the front of the home there is a driveway, offering ample off road parking, leading to the garage. To the rear of the property there is an enclosed garden, which is predominantly laid to lawn, with patio seating area. In addition to this the home benefits from a gas central heating system and double glazing.

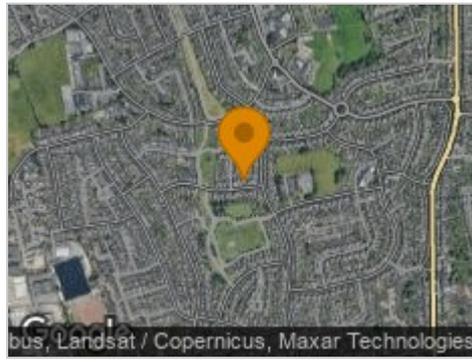
This deceptively spacious home is located centrally, close to local schools, amenities and bus routes. Viewing advised!



## Road Map



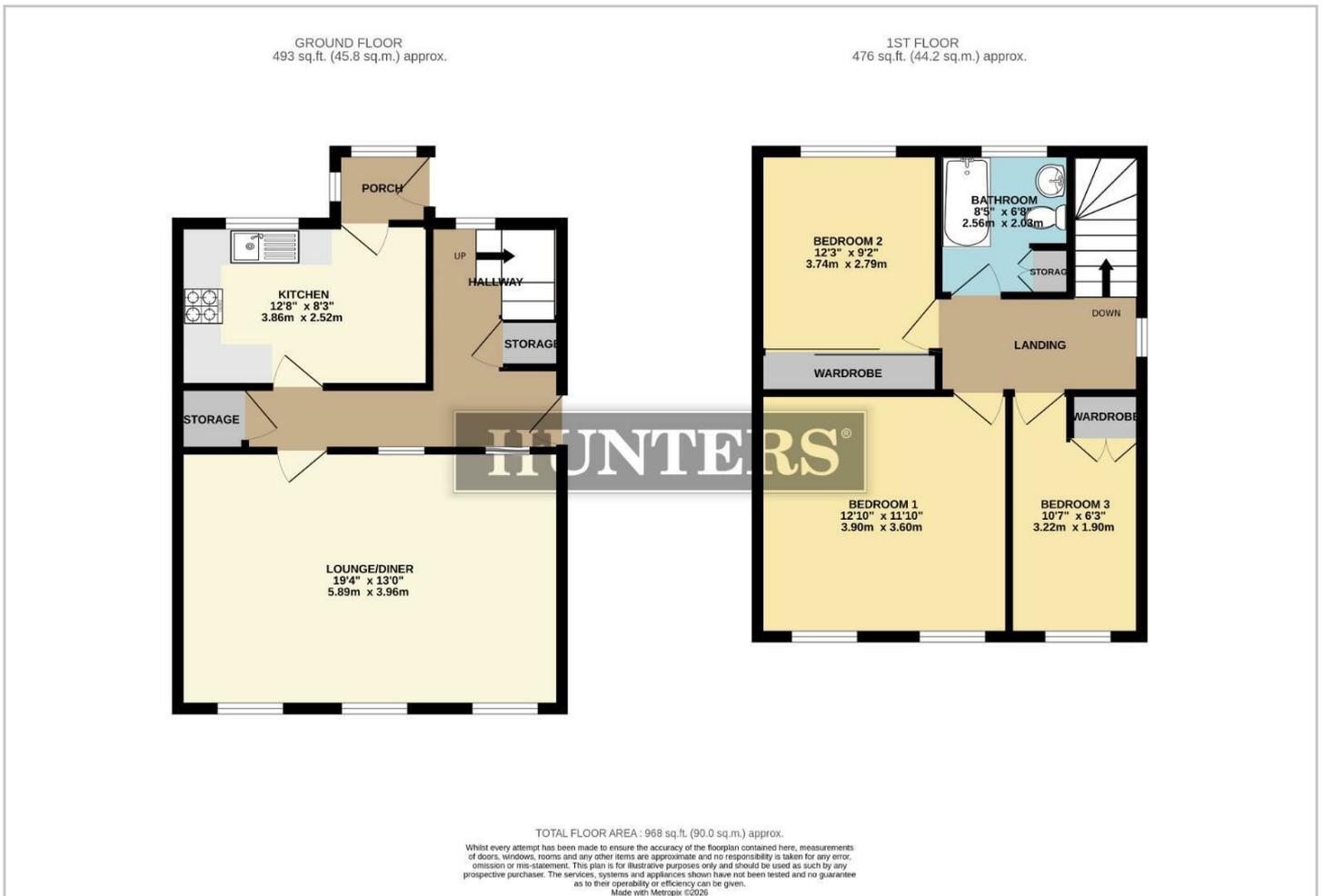
## Hybrid Map



## Terrain Map



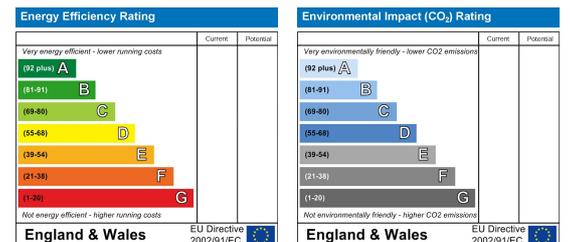
## Floor Plan



## 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.