

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## St. Albans Close

Scunthorpe, DN17 1QZ

Offers In The Region Of £120,000



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Council Tax: A



# 63 St. Albans Close

Scunthorpe, DN17 1QZ

Offers In The Region Of £120,000



## Front

Front of the home with mature shrubs and a porch entrance

## Garden

Low-maintenance, south-facing garden featuring a built-in barbecue area. The garden also benefits from a brick storage building, which hosts a w/c.

## Living Room

15'3" x 12'10" (4.66m x 3.92m)

Generous lounge to the front of the home with a feature fireplace.

## Kitchen/Diner

19'4" x 10'11" (5.90m x 3.32m)

Spacious kitchen/diner to the rear of the home, with ample wall and floor units to the kitchen area for storage. The kitchen also benefits from an integrated hob, oven, and extractor fan. There are also patio doors leading the garden - ideal for entertaining.

## Bedroom 1

12'10" x 11'5" (3.92m x 3.47m)

Generously sized double bedroom to the front aspect of the home, with ample fitted storage.

## Bedroom 2

13'1" x 12'10" (3.98m x 3.92m)

Double bedroom to the rear aspect of the home with ample fitted storage.

## Bedroom 3

8'7" x 8'6" (2.62m x 2.60m)

Generous 3rd bedroom

## Bathroom

6'2" x 5'5" (1.88m x 1.65m)

Fully tiled bathroom, with neutral suite.



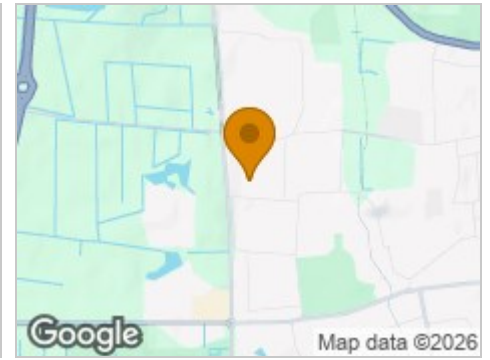
## Road Map



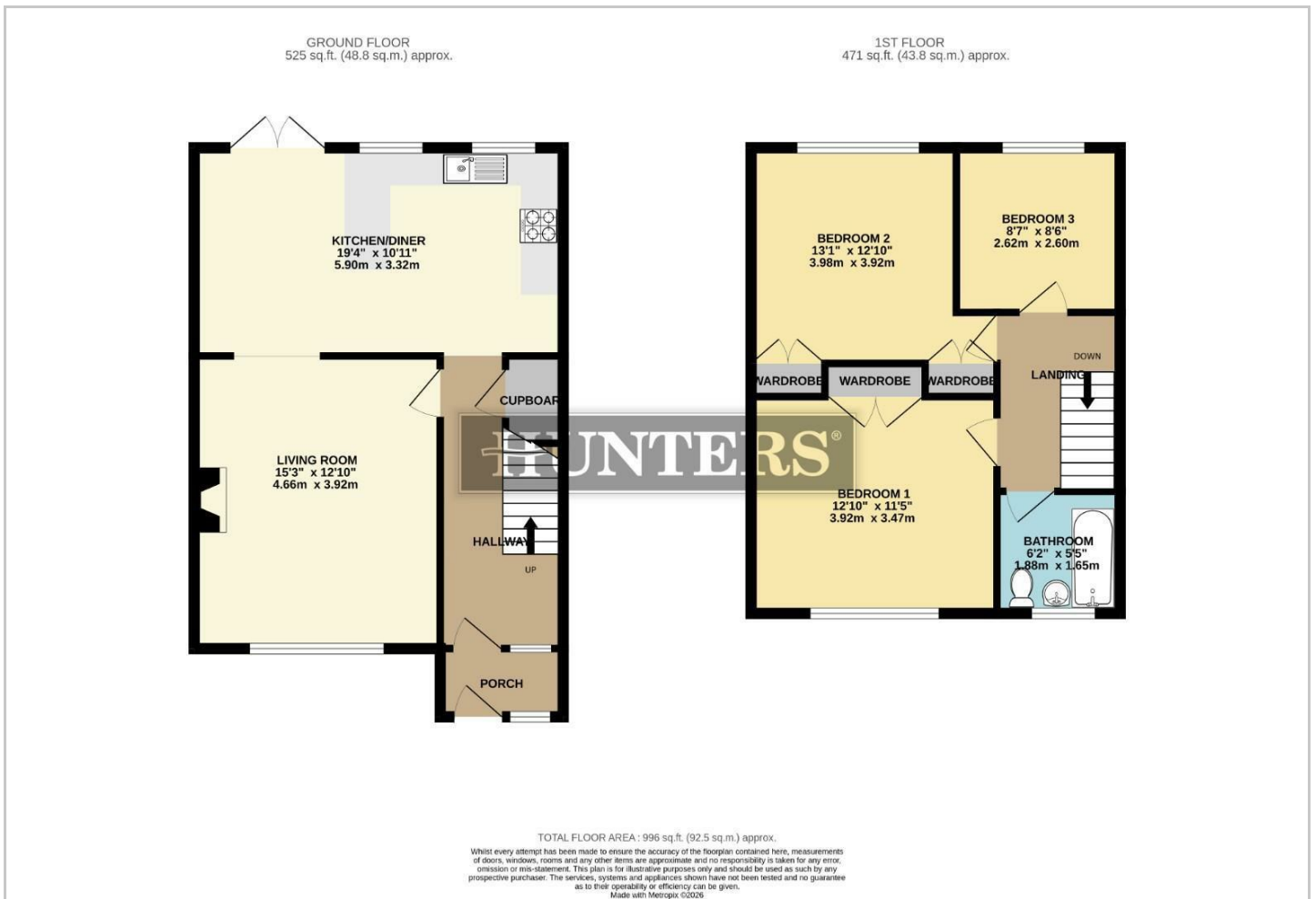
## Hybrid Map



## Terrain Map



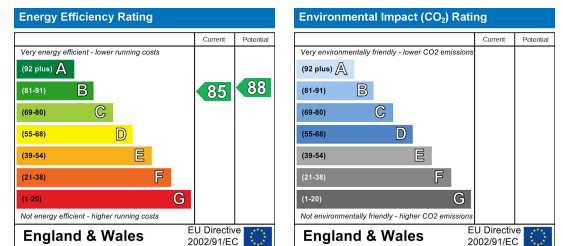
## Floor Plan



## 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.