HUNTERS®

HERE TO GET *you* THERE



Audern Road

Scunthorpe, DN16 3LH

Offers In The Region Of £180,000

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Council Tax: B





8 Audern Road

Scunthorpe, DN16 3LH

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Hallway
A welcoming hallway that provides access to the stairs and features convenient storage cupboards, setting the tone for the rest of the home.

Living Room
18'1" x 12'1" (5.50m x 3.69m)
The living room is spacious and inviting, featuring a large bay window that floods the room with natural light. It includes a traditional fireplace as a focal point and offers ample space for comfortable seating arrangements.

Dining Room
13'9" x 10'4" (4.20m x 3.14m)
An ideal dining room situated adjacent to the kitchen, providing a comfortable space for family meals and entertaining. The room has neutral decor and enough room for a dining table and chairs.

Kitchen
15'6" x 7'11" (4.73m x 2.41m)
The kitchen is fitted with traditional cabinetry in a muted grey shade, complemented by dark work surfaces and tiled splashbacks. It offers plenty of storage and countertop space, with room for a small breakfast table by the window overlooking the conservatory.

Conservatory
17'11" x 9'3" (5.46m x 2.81m)
The conservatory provides a cosy seating area with views over the rear garden. It features wood-effect flooring and large sliding doors that open to the garden, making it an ideal spot for relaxing or casual entertaining throughout the seasons.

Bedroom 1
12'0" x 11'6" (3.65m x 3.51m)
Bedroom 1 is a generous double room featuring a large window that fills the space with natural light. It benefits from extensive built-in wardrobes providing excellent storage solutions.

Bedroom 2
11'9" x 10'10" (3.59m x 3.29m)
Bedroom 2 is a spacious double with built-in wardrobes along one wall and a large window providing plenty of daylight. This room offers flexibility for use as a guest room or family bedroom.

Bedroom 3
8'9" x 6'11" (2.66m x 2.12m)
Bedroom 3 is a smaller single room, suitable as a child's bedroom, guest room or study. It features a window that allows light to brighten the space and built-in storage in the landing area nearby.

Bathroom
7'5" x 6'10" (2.26m x 2.08m)
The bathroom is traditionally styled, featuring a bath with overhead shower, separate shower cubicle, WC and wash basin. It benefits from a window providing natural light and ventilation.

Rear Garden
A private rear garden with a lawn bordered by mature fencing and trees, offering a peaceful outdoor space. There is a patio area leading from the conservatory and a wooden garden shed with an adjacent covered storage area, ideal for outdoor equipment and relaxation.





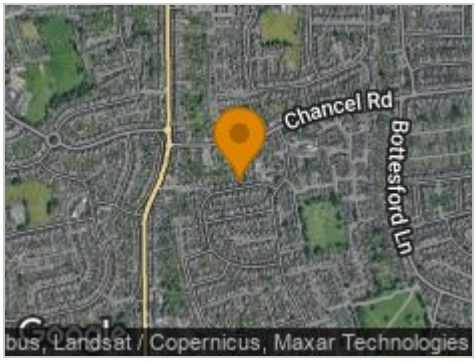




Road Map



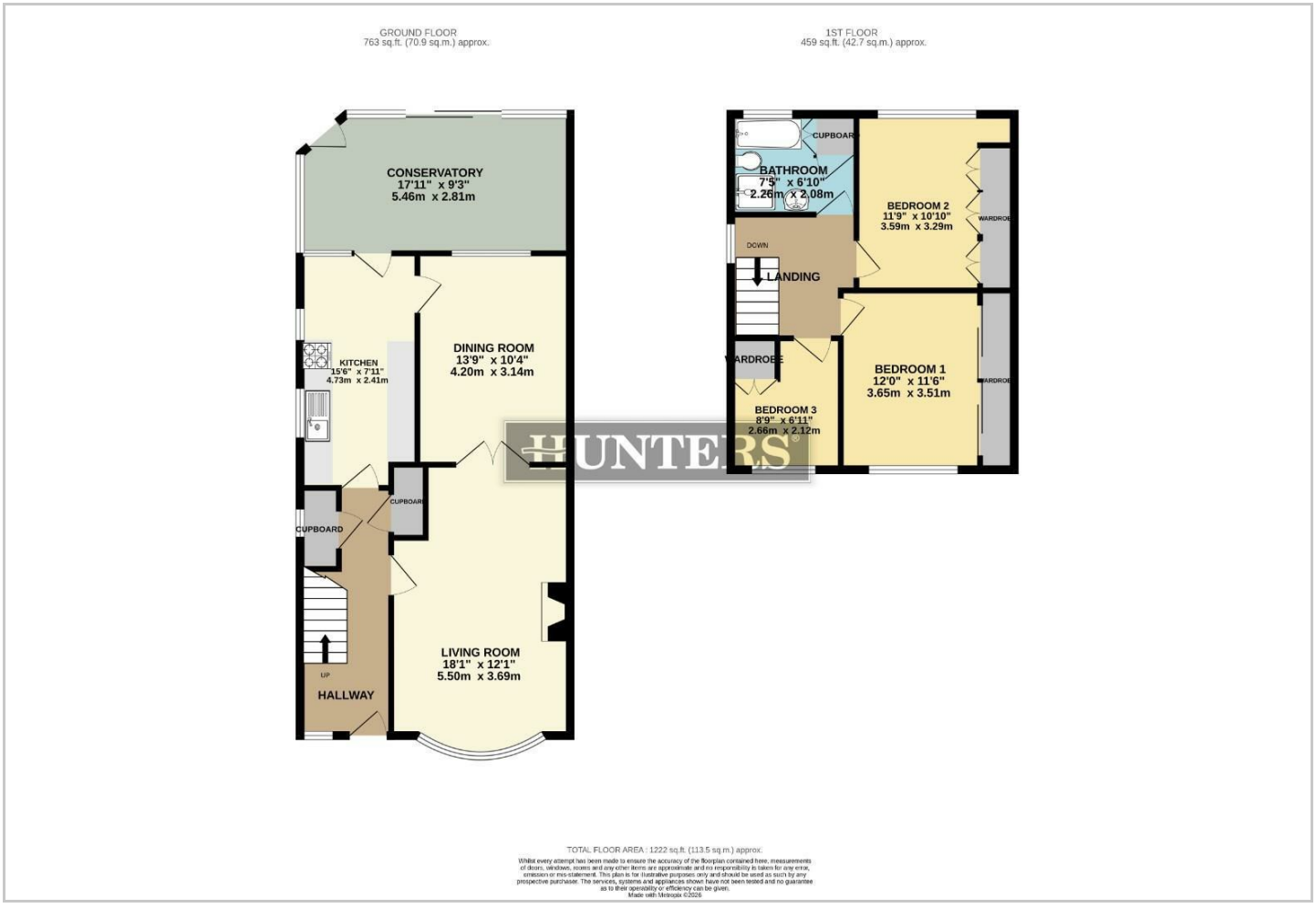
Hybrid Map



Terrain Map



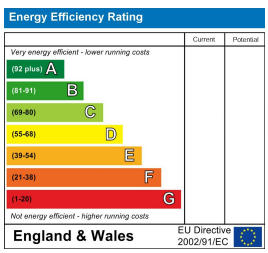
Floor Plan

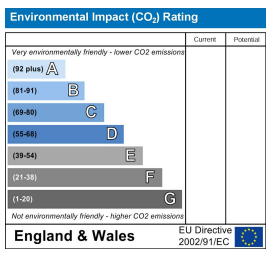


Viewing

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.

241-243 Ashby High Street, Scunthorpe, DN16 2SQ
Tel: 01724 700000 Email: scunthorpe@hunters.com https://www.hunters.com