

# HUNTERS®

HERE TO GET *you* THERE



## Purbeck Road

Scunthorpe, DN17 1TY

Offers In The Region Of £220,000



2



1



1



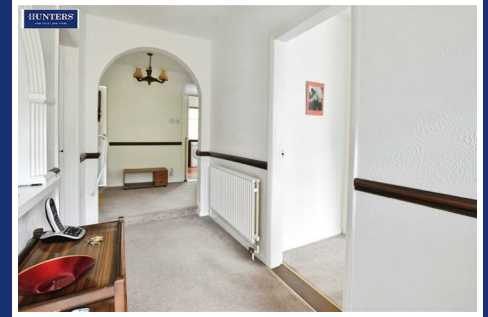
Council Tax: C



# 9 Purbeck Road

Scunthorpe, DN17 1TY

Offers In The Region Of £220,000



## Front

Attractive front to the home, with a driveway, offering off road parking for several vehicles, leading to the garage at the rear of the home. There is a gravel area, with mature shrubs sitting adjacent to the driveway.

## Garden

Rear garden, which is part laid to lawn, part patio seating area. The garden is surrounded with mature hedging and also has a handy summer house, ideal for a further sitting area.

## Lounge / diner

12'8" x 26.7 (3.86m x 7.92m.2.13m)

Generously sized, dual aspect lounge / diner, with a bay window to the front and patio doors to the rear, accessing the garden.

## Kitchen

14'9" x 8'10" (4.50m x 2.71m)

Fitted kitchen to the rear aspect of the home, with ample fitted units for storage.

## Bedroom 1

13'2" x 10'11" (4.02m x 3.34m)

Double bedroom to the front aspect of the property, with ample fitted storage.

## Bedroom 2

9'11" x 10'9" (3.03m x 3.29m)

Double bedroom with fitted storage.

## Bathroom

11'3" x 8'11" (3.45m x 2.73m)

Good sized, neutral bathroom, with corner bath and walk in shower.

## Loft Room

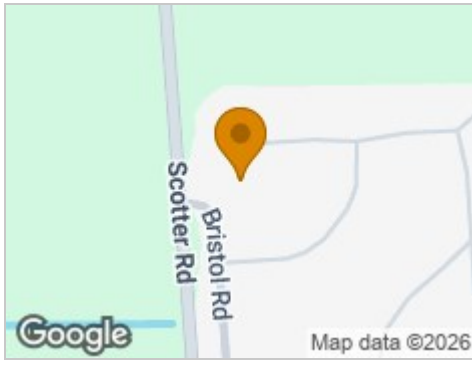
8'7" x 16'6" (2.63m x 5.05m)

Good sized loft room, accessed via ladder.

Attractive and deceptively spacious property, which is being offered with no onward chain, briefly comprises; a generous lounge / diner, fitted kitchen, two double bedrooms, family bathroom and loft room. 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 a garden, which is part laid to lawn, with patio seating area, benefiting from a detached conservatory. In addition to this there is a gas central heating system and double glazing. This 70s build property is located in a quiet, yet central area, close to local schools, amenities and bus routes. Close by there is the Ironstone walk - offering a circular walking route, through woodland. Viewing advised!



### Road Map



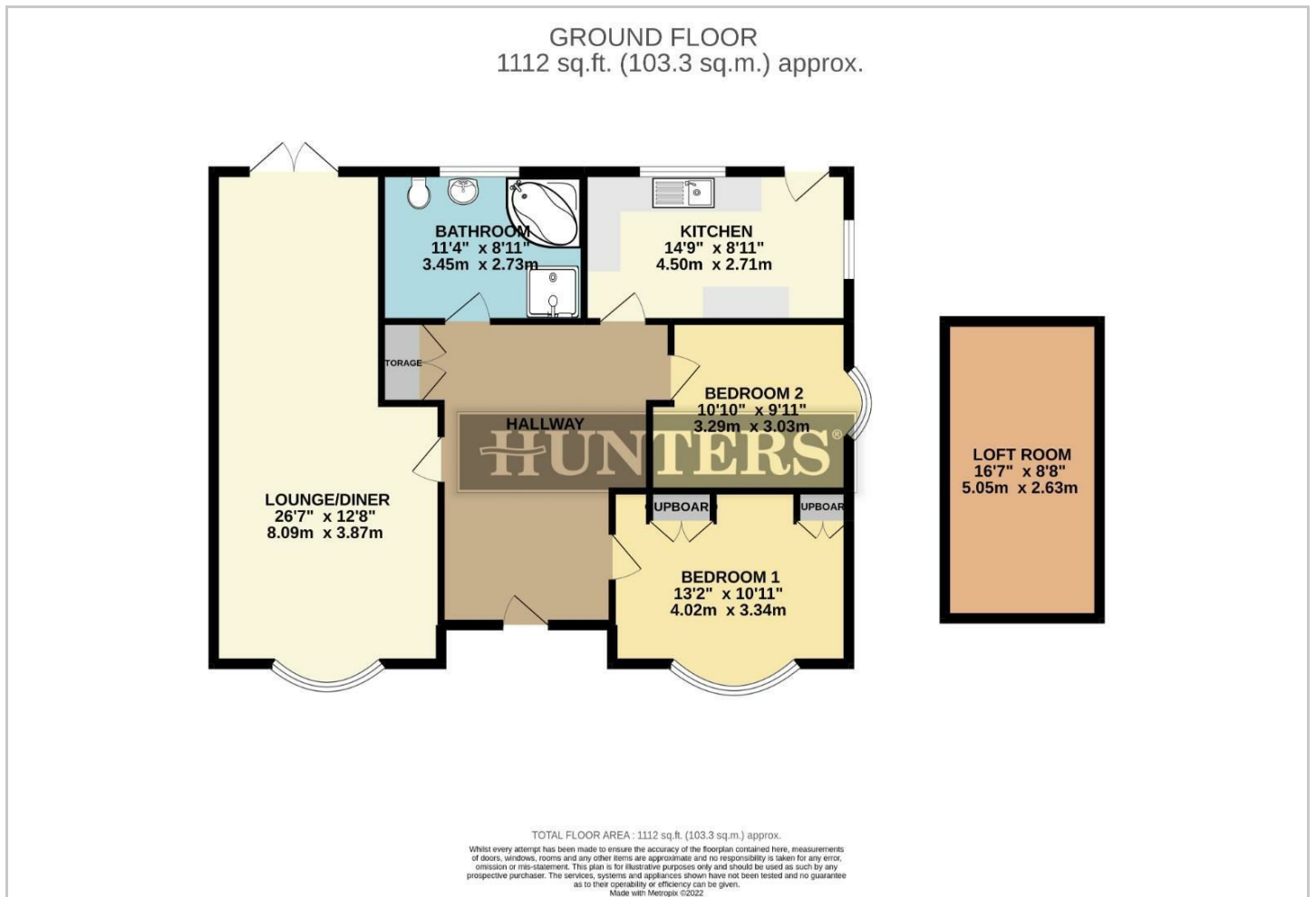
### Hybrid Map



### Terrain Map



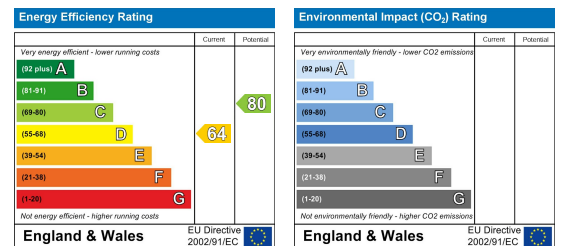
### Floor Plan



### 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.