

HUNTERS®

HERE TO GET *you* THERE



Hardy Road

Scunthorpe, DN17 1PJ

Offers In The Region Of £100,000



Council Tax: A



12 Hardy Road

Scunthorpe, DN17 1PJ

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Front

Garden

Garden to the rear, requires a little TLC.

Lounge

14'6" x 12'4" (4.43m x 3.77m)

Generous lounge to the front of the home.

Kitchen / Diner

17'4" x 9'10" (5.30m x 3.01m)

Kitchen / diner to the rear of the property, with fitted units for storage, leading through to a handy dining area.

Bedroom 1

12'3" x 9'10" (3.74m x 3.02m)

Neutrally decorated double bedroom to the rear of the home.

Bedroom 2

11'5" x 12'5" (3.49m x 3.80m)

Double bedroom to the front aspect of the home.

Bedroom 3

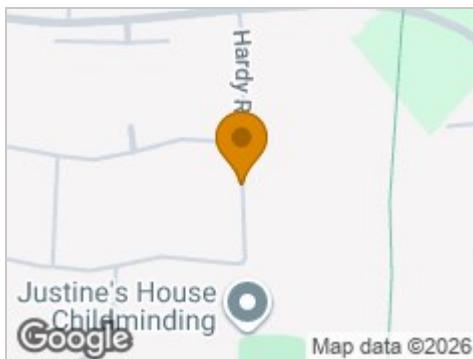
9'2" x 8'10" (2.80m x 2.70m)

Good sized third bedroom.

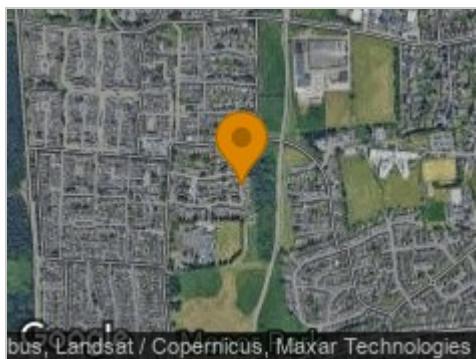
Ideal first time buyer / investment property, which is being offered with no onward chain, briefly comprises; front lounge, kitchen, ground floor wc, three bedrooms and a bathroom. To the rear of the home there is an enclosed garden, which is predominantly laid to lawn. In addition to this the home benefits from a gas central heating system and double glazing. This property, which requires a level of TLC throughout, is located close to local schools, amenities and bus routes. Viewing advised!



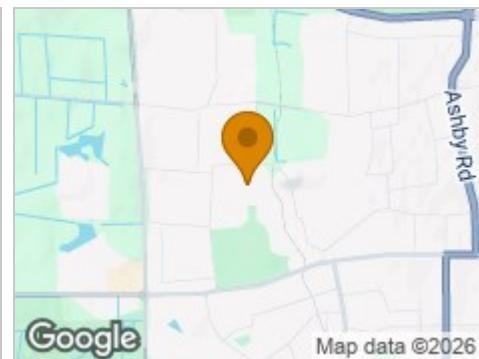
Road Map



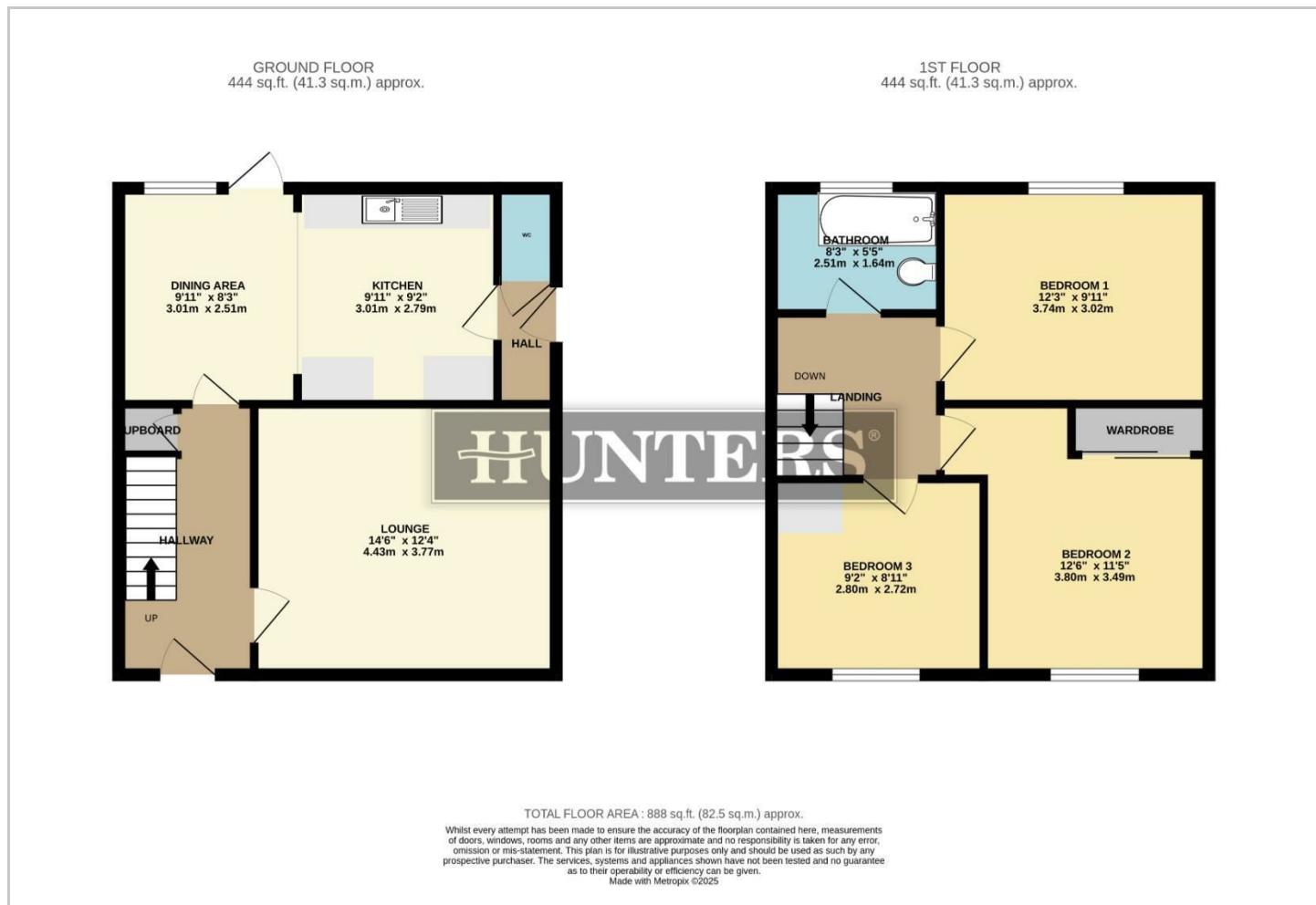
Hybrid Map



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.