

HUNTERS[®]

HERE TO GET *you* THERE



Cottage Beck Road

Scunthorpe, DN16 1LQ

Offers In The Region Of £110,000



Council Tax: A



49 Cottage Beck Road

Scunthorpe, DN16 1LQ

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Front

Front of the home with an enclosed grassed area, with footpath to front.

Garden

Good sized garden to the rear, which is predominantly laid to lawn, with access through the double gates for off road parking. The area is surrounded with fencing, offering a degree of privacy to the area.

Lounge

11'11" x 18'9" (3.64m x 5.73m)

Generous lounge to the front aspect of the home.

Reception Room 2

9'11" x 10'11" (3.04m x 3.35m)

Second reception room to the front aspect of the home, which could be used as a dining area or play room.

Kitchen

13'3" x 7'3" (4.05m x 2.22m)

Kitchen to the rear of the home, with wall and floor units for storage.

Bedroom 1

11'11" x 11'2" (3.65m x 3.42m)

Neutrally decorated, double bedroom to the front aspect of the home.

Bedroom 2

10'1" x 12'7" (3.09m x 3.86m)

Double bedroom to the front of the home.

Bedroom 3

8'9" x 7'4" (2.68m x 2.26m)

Neutrally decorated third bedroom to the rear of the home.

Bathroom

6'10" x 5'9" (2.09m x 1.77m)

Fully tiled bathroom, with neutral white suite.

This ideal first time buyer / family home, which is being offered with no onward chain, briefly comprises two reception rooms, a fitted kitchen, three bedrooms and a neutral bathroom. To the front of the home there is a grassed area, with a good sized, enclosed garden to the rear, which is predominantly laid to lawn. In addition to this the property benefits from a gas central heating system, off road parking to the rear and double glazing.

This deceptively spacious home is located centrally, close to local schools, amenities and transportation links. The property is close to the town centre, with Scunthorpe Hospital and the train station nearby. Viewing recommended!



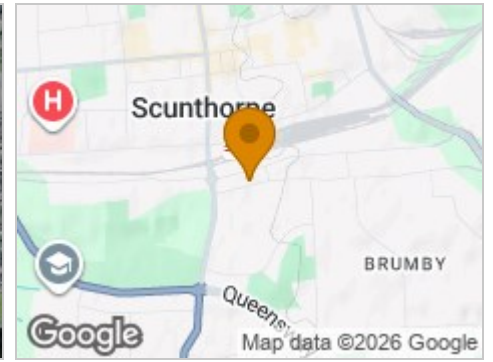
Road Map



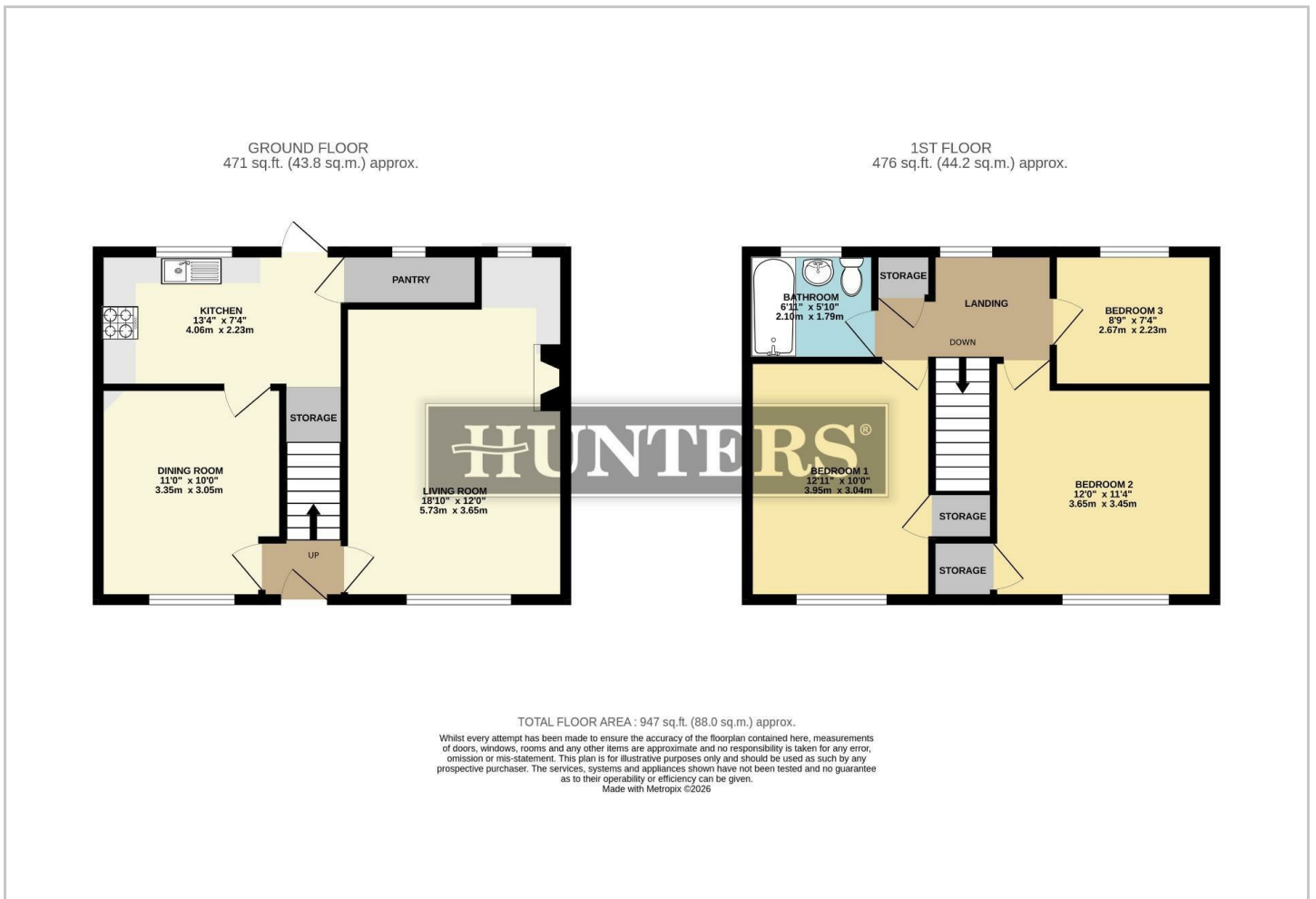
Hybrid Map



Terrain Map



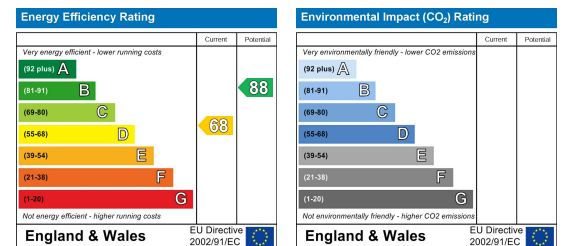
Floor Plan



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.