

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Middleton Road

Scunthorpe, DN16 3NN

Offers In The Region Of £170,000



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Council Tax: C



# 36 Middleton Road

Scunthorpe, DN16 3NN

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## Front

Front of the bungalow, with a driveway for off road parking, leading to the integral garage, which benefits from electrics.

9'6" x 5'3" (2.90m x 1.62m)

Bathroom with neutral suite and fitted storage, with a separate wc.

## Garden

Good-sized, enclosed south-facing rear garden, which is predominantly laid to lawn, with a patio seating area. The garden is surrounded with fencing and mature shrubs, offering a degree of privacy to the area.

## Kitchen / Diner

9'10" x 16'8" (3.02m x 5.09m)

Fitted kitchen / diner, to the front aspect of the home, with ample wall and floor units for storage, and plumbing for white goods.

## Lounge

11'11" x 17'10" (3.64m x 5.46m)

Good sized lounge to the front aspect of the property.

## Conservatory

11'9" x 5'10" (3.60m x 1.79m)

Handy conservatory to the rear, which offers a great place to sit and enjoy the garden.

## Bedroom 1

9'10" x 11'10" (3.01m x 3.63m)

Double bedroom to the rear aspect of the home.

## Bedroom 2

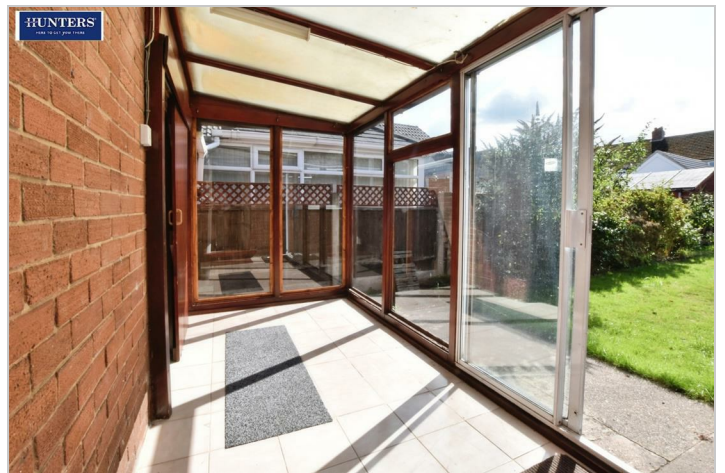
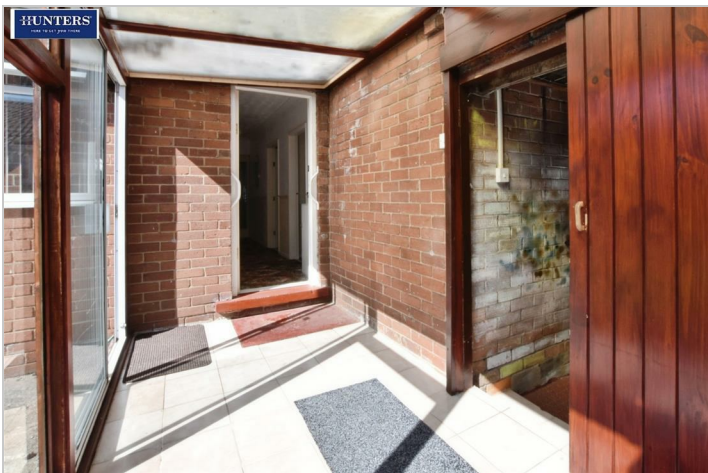
Double bedroom to the rear of the property.

## Bedroom 3

6'7" x 8'11" (2.03m x 2.72m)

## Bathroom

This deceptively spacious bungalow, which is being offered with no onward chain, briefly comprises; a front lounge, fitted kitchen, conservatory, three bedrooms, bathroom and wc. To the front of the home there is a driveway, offering off road parking, leading to the integral garage. To the rear of the property there is a good-sized south-facing garden, which is predominantly laid to lawn, with a patio seating area. In addition to this the home benefits from a gas central heating system and double glazing. This versatile, centrally positioned property - which would suit couples and families alike due to its versatile lay out, is located close to local schools, amenities and bus routes. Also nearby there is Ashby High Street, offering a variety of individual shops, restaurants and a weekly market. Viewing advised!



## Road Map



## Hybrid Map



## Terrain Map



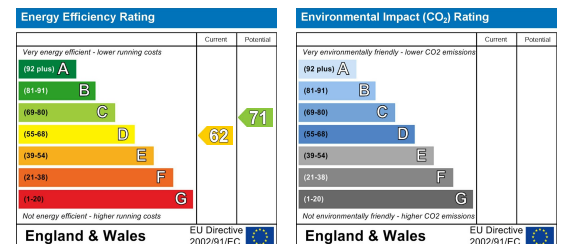
## Floor Plan



## 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.