

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Birch Avenue

Brigg, DN20 8AP

Offers In The Region Of £170,000



3



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1



Council Tax: A



# 4 Birch Avenue

Brigg, DN20 8AP

Offers In The Region Of £170,000



## Front

Gravel driveway to the front of the home, allowing for off road parking, leading to the garage at the rear.

## Garden

Beautifully presented garden to the rear, which offers a great space which is predominantly laid to lawn, with a partially covered patio seating area. The garden is surrounded with fencing and mature shrubs and hedging - offering a degree of privacy to the area.

## Lounge

13'8" x 12'7" (4.19m x 3.85m)

Good sized lounge to the front aspect of the home.

## Kitchen / Diner

17'0" x 11'6" (5.20m x 3.53m)

Fitted kitchen / diner to the rear aspect of the home, with ample wall and floor units for storage. The kitchen also benefits from an integral oven, hob, extractor fan and a fridge / freezer. There are also patio doors accessing the garden.

## Bedroom 1

11'5" x 11'4" (3.50m x 3.46m)

Double bedroom to the front aspect of the home.

## Bedroom 2

11'7" x 9'4" (3.55m x 2.86m)

Double bedroom to the rear, offering fitted storage.

## Bedroom 3

7'10" x 7'8" (2.41m x 2.36m)

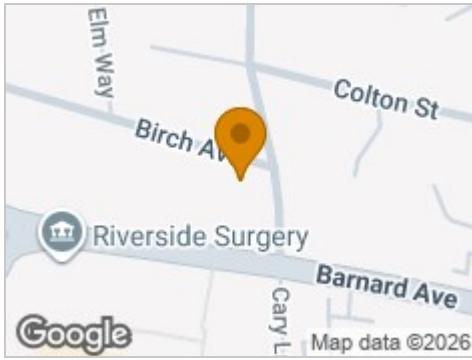
## Bathroom

6'9" x 6'0" (2.08m x 1.83m)

Fully tiled bathroom with neutral suite and walk in corner shower.



## Road Map



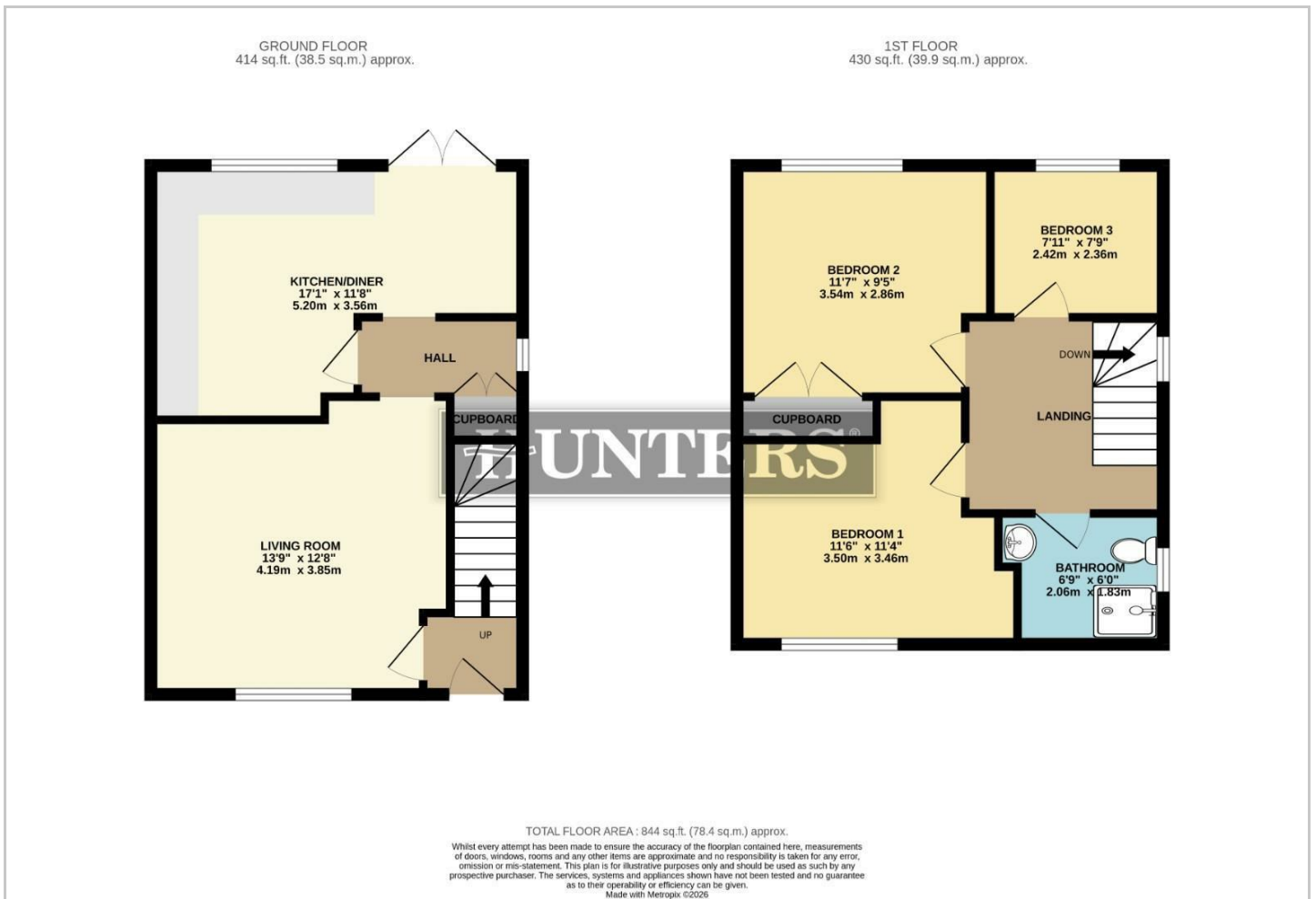
## Hybrid Map



## Terrain Map



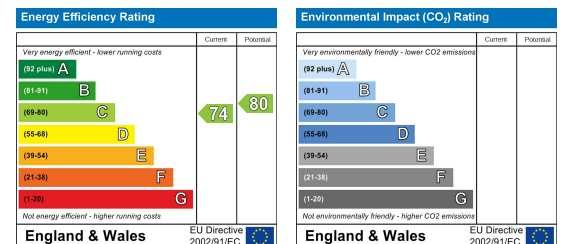
## Floor Plan



## 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.