

# HUNTERS®

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## Chaucer Avenue

Scunthorpe, DN17 1PH

Offers In The Region Of £149,500



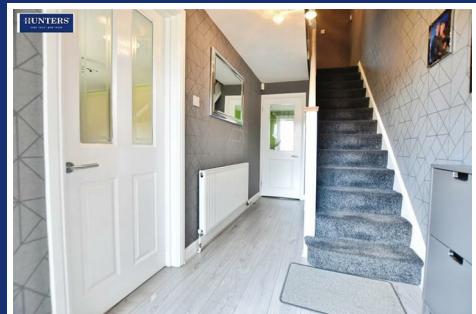
Council Tax: A



# 16 Chaucer Avenue

Scunthorpe, DN17 1PH

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## Front

Well presented front to the home, with a driveway for off road parking.

## Garden

Well maintained, good sized garden, which is part decorative gravel, with an area laid to lawn and a decked seating area. The garden is surrounded with fencing, offering a degree of privacy to the area.

## Lounge

14'7" x 12'5" (4.45m x 3.80)

Tastefully decorated lounge to the front of the home.

## Kitchen / Diner

17'10" x 9'10" (5.45m x 3.01m)

Modern, fitted kitchen, with ample wall and floor units for storage. The kitchen / diner benefits from an integral oven, hob and extractor fan and has patio doors opening out to the garden.

## Ground Floor wc

## Bedroom 1

12'4" x 12'7" (3.78m x 3.85m)

Double bedroom to the front of the property.

## Bedroom 2

12'4" x 9'11" (3.78m x 3.03m)

Double bedroom to the rear aspect of the home.

## Bedroom 3

9'2" x 8'11" (2.80m x 2.73m)

## Bathroom

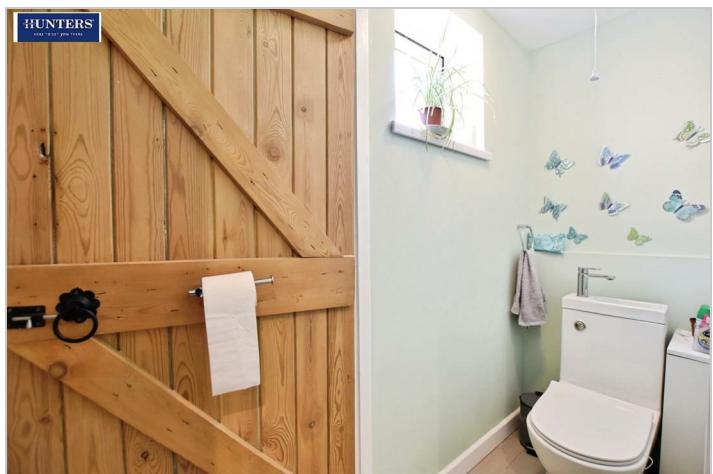
8'3" x 5'4" (2.52m x 1.65m)

Fully tiled, modern bathroom with neutral suite.

This ideal first time buyer / family home, which is well presented throughout, briefly comprises; a generous reception room, good sized, modern kitchen / diner, three bedrooms and a bathroom. To the rear of the home there is a good sized, well maintained garden, which is part to lawn, with decorative gravel areas and a decked seating area. In addition to this the home benefits from a gas central heating system and double glazing.

This home is located centrally, close to local schools and amenities. Close by there is the Ironstone Walk, offering a circular walk around Scunthorpe.

Viewing advised!



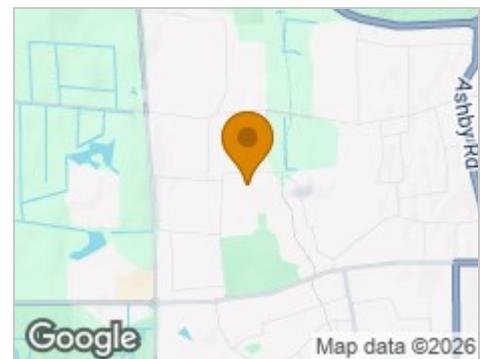
## Road Map



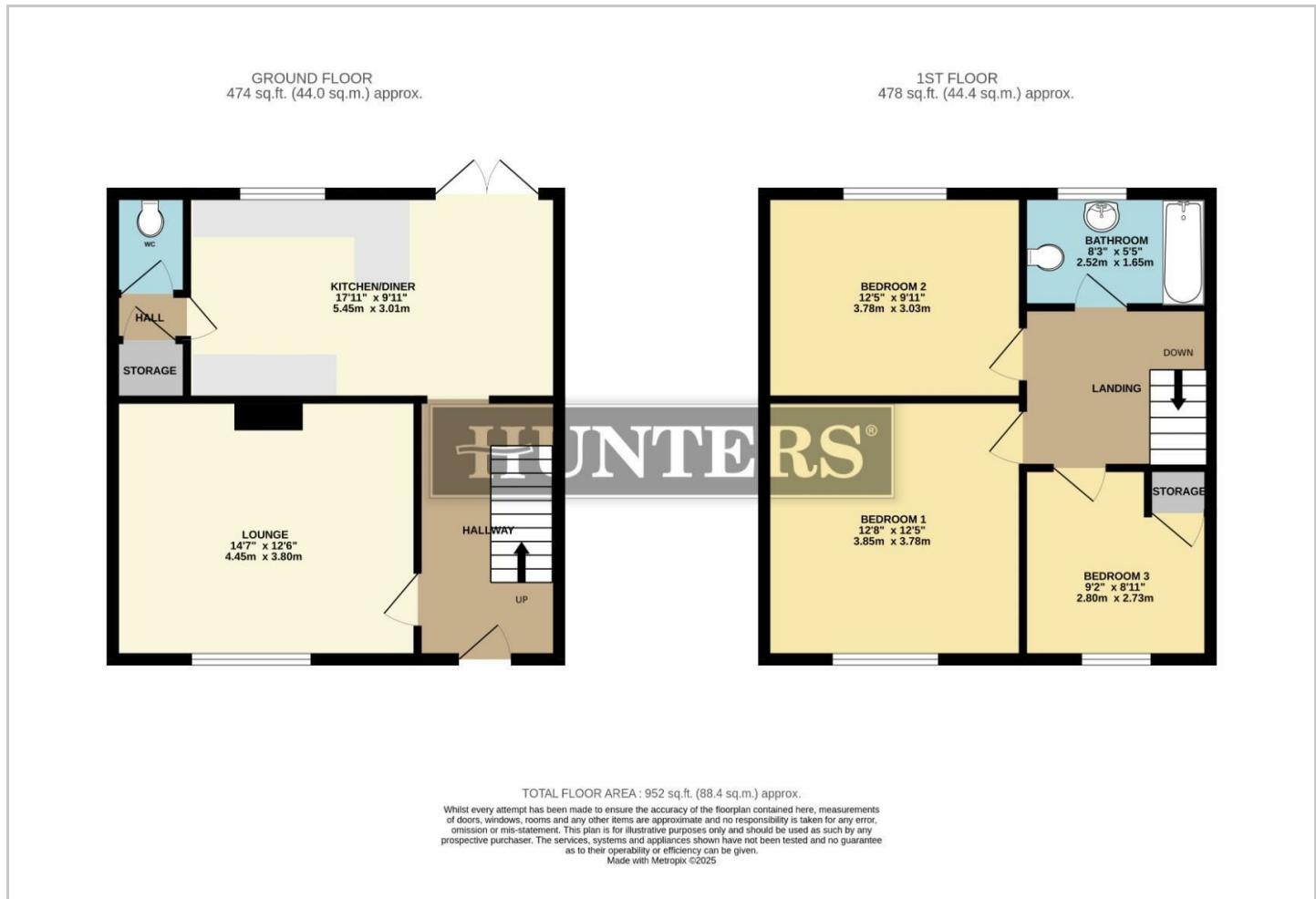
## Hybrid Map



## Terrain Map



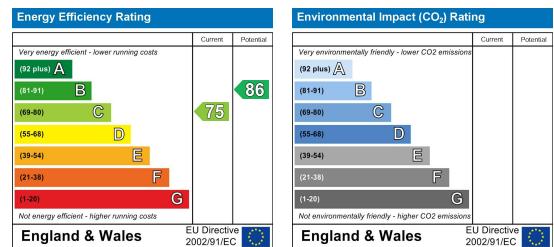
## Floor Plan



## 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.