

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Hilton Avenue

Scunthorpe, DN15 8BD

Offers In The Region Of £170,000



Council Tax: B



# 36 Hilton Avenue

Scunthorpe, DN15 8BD

Offers In The Region Of £170,000



## Front

Front of the home, which has a grassed area, sitting adjacent to the driveway - which offers off road parking for several vehicles, and leads to the integral garage.

## Graden

Good sized, private rear garden, which is predominantly laid to lawn, with a gravel seating area. The garden is surrounded with trees and mature shrubs, offering privacy to the area.

## Open Plan Kitchen / Diner / Lounge

18'0" x 24'10" (5.50m x 7.59m)

Open plan kitchen / diner / lounge area - with a fitted kitchen area, with ample wall and floor units for storage. The kitchen / diner has double doors, allowing access to the garden - ideal for al fresco dining - making this the perfect space for entertaining and family gatherings.

## Utility Room

8'0" x 8'7" (2.44m x 2.63m)

Utility room leading from the kitchen, with wall and floor units for storage.

## Bedroom 1

18'0" x 11'10" (5.50m x 3.61m)

Large double bedroom to the front of the home, benefiting from fitted storage.

## Bedroom 2

7'10" x 13'0" (2.41m x 3.97m)

Double bedroom to the front aspect of the property.

## Bedroom 3

11'8" x 10'10" (3.56m x 3.31m)

Double bedroom to the rear of the home.

## Bedroom 4

7'10" x 9'6" (2.41m x 2.92m)

## Bathroom

8'7" x 5'5" (2.63m x 1.67m)

Modern bathroom, with neutral suite.

This deceptively spacious family home, which would be ideal for a growing family, briefly comprises; a spacious, open plan kitchen / diner / lounge, utility room, four bedrooms and a family bathroom. To the front of the home there is a driveway- offering off road parking for several vehicles, leading to the integral garage. To the rear of the property there is a good sized, private 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 is being offered with no onward chain, is centrally located, close to local schools, amenities and transportation links. Nearby there is the Gallagher Retail Park, offering a variety of shops and restaurants. with both Kingsway Gardens and the Alkinsons Warren Nature reserve also close by. Viewing recommended!



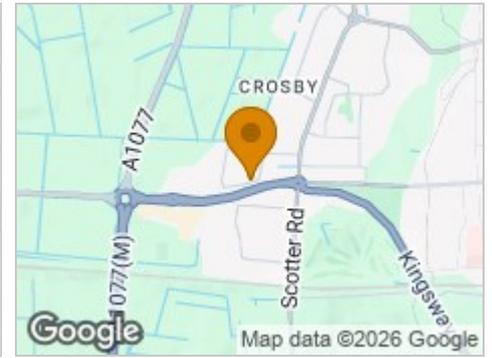
## Road Map



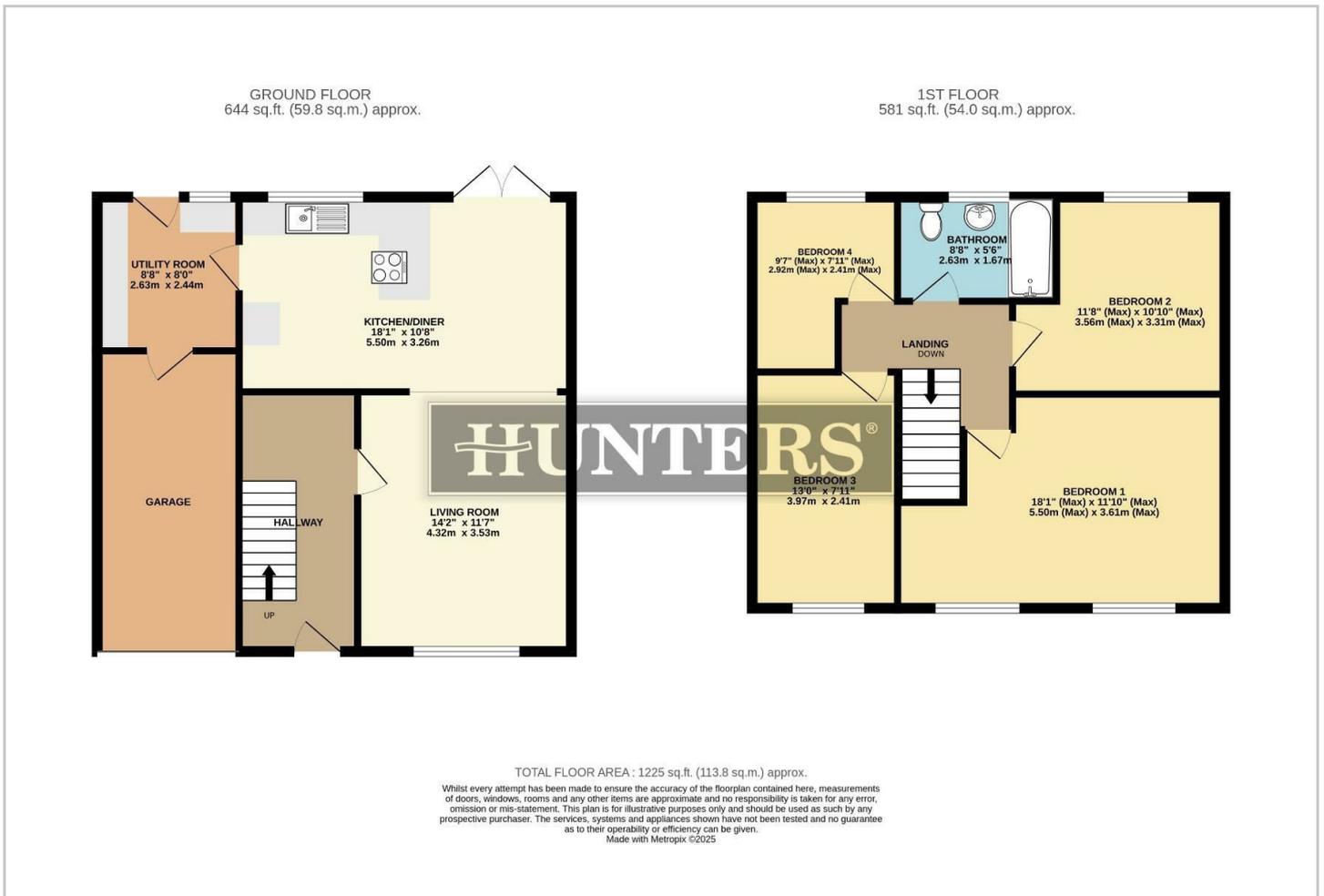
## Hybrid Map



## Terrain Map



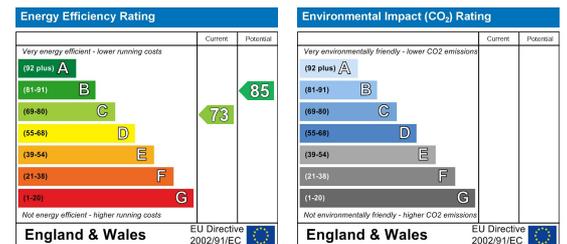
## Floor Plan



## 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.