

# HUNTERS®

HERE TO GET *you* THERE



## Abercorn Street

Scunthorpe, DN16 1LD

£800 Per Month



Council Tax:



# 9 Abercorn Street

Scunthorpe, DN16 1LD

£800 Per Month



## Front

### Rear Garden

Large rear garden, which is predominantly laid to lawn, which is surrounded with fencing, offering a degree of privacy to the area.

### Kitchen

10'1" x 7'1" (3.08m x 2.15m)

Kitchen with ample wall and floor units for storage.

### Living Room

14'11" x 11'5" (4.55m x 3.48m)

Neutrally decorated, generously sized lounge to the rear of the home.

### Conservatory

11'1" x 7'5" (3.38m x 2.25m)

The conservatory is a bright, airy space with large windows and sliding doors that provide views over the rear garden.

### Bedroom 4

10'10" x 10'1" (3.31m x 3.08m)

Bedroom 4 is a comfortable room with a window overlooking the front garden. It is neutrally decorated, offering a versatile space suitable for guests, children, or a home office.

### Bedroom 1

14'11" x 11'5" (4.54m x 3.49m)

Double bedroom to the first floor of the home.

### Bedroom 2

10'10" x 10'1" (3.31m x 3.08m)

Neutrally decorated, double bedroom.

### Bedroom 3

10'8" x 7'4" (3.25m x 2.23m)

## Bathroom

12'1" x 6'0" (3.68m x 1.84m)

The tiled bathroom with neutral suite.

## WC

7'1" x 4'0" (2.16m x 1.22m)

The ground floor WC is a small, practical space with a WC and basin.



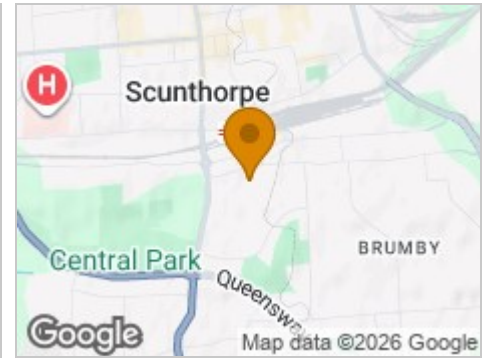
## Road Map



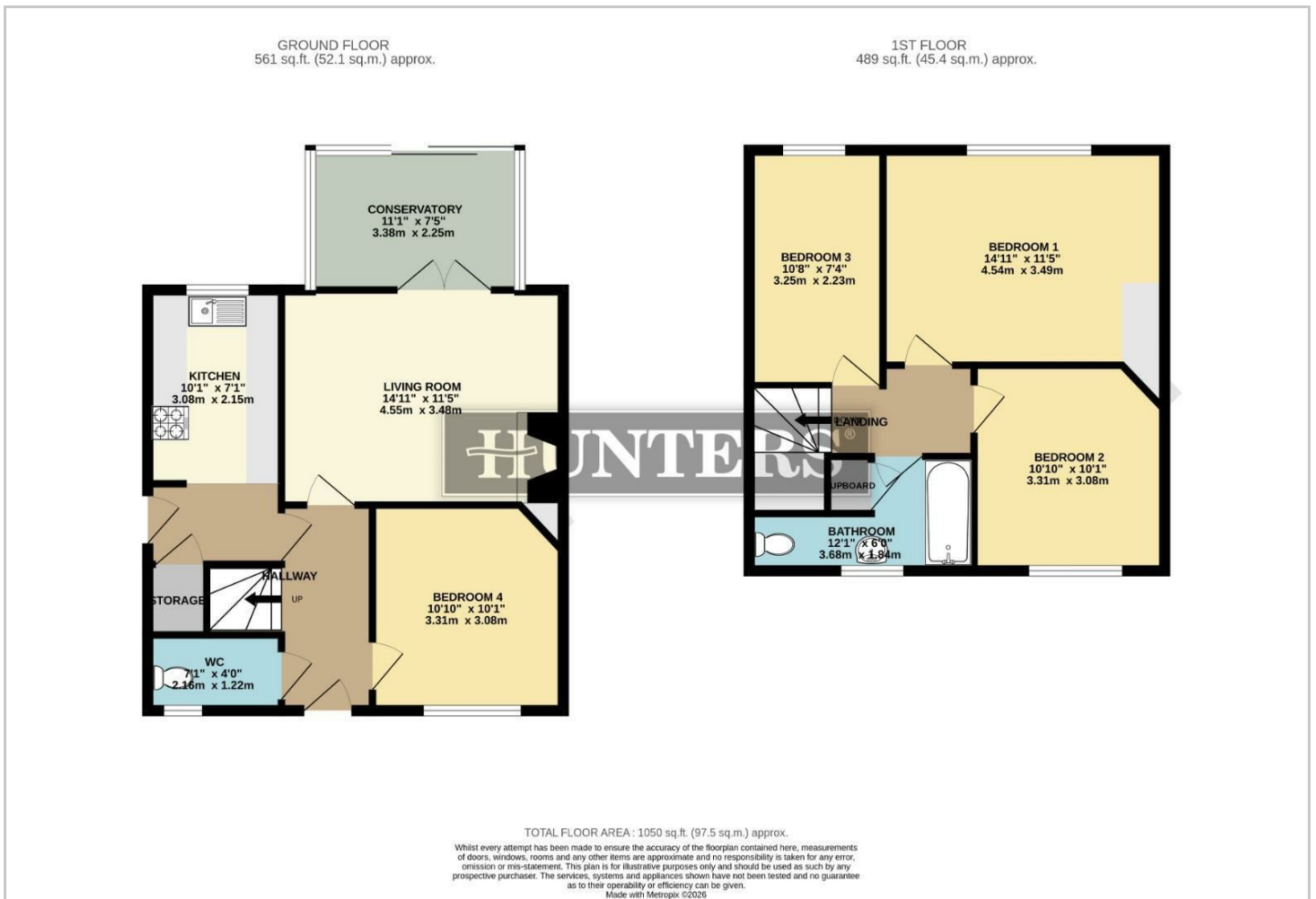
## Hybrid Map



## Terrain Map



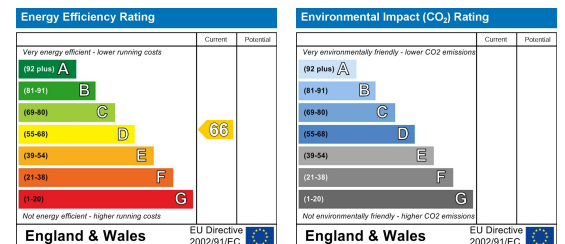
## Floor Plan



## 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.