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HERE TO GET *you* THERE



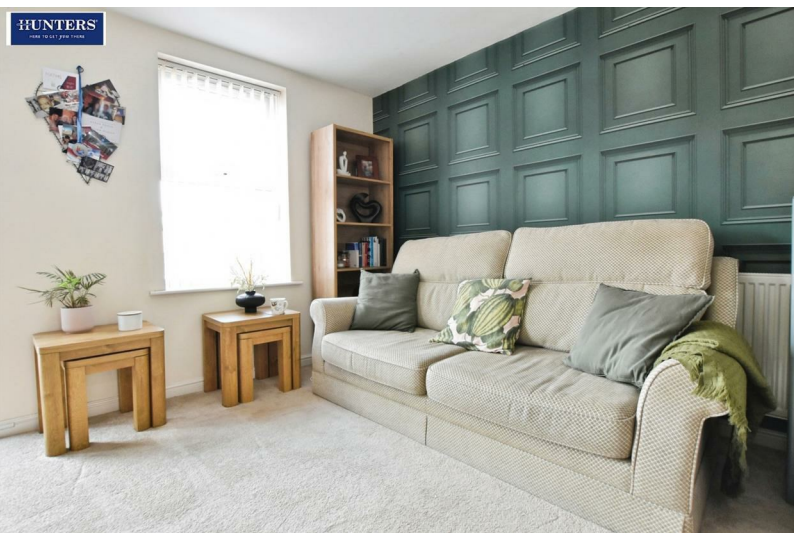
Woodcross Avenue

Scunthorpe, Scunthorpe, DN16 3FG

Offers In The Region Of £175,000



Council Tax: C



45 Woodcross Avenue

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Front

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

Garden

Garden to the rear, which is part decorative gravel and part patio, with a decked seating area also. The garden offers a private area, surrounded with fencing, which overlooks Bottesford Beck to the rear.

Kitchen / Diner

11'8" x 14'5" (3.58m x 4.41m)

Kitchen / diner to the ground floor of the home, with ample wall and floor units for storage. The kitchen also benefits from an integral oven, hob and extractor fan, and has double doors leading to the garden - making the space ideal for entertaining and family gatherings.

Ground Floor WC

Lounge

12'9" x 14'4" (3.89m x 4.39m)

Good sized lounge on the first floor, to the front aspect of the property.

Master Bedroom

12'0" x 14'5" (3.67m x 4.40m)

Neutrally decorated, generously sized double bedroom to the first floor of the home. The bedroom benefits from an en suite shower room.

En Suite

4'6" x 7'11" (1.39m x 2.43m)

En suite shower room, with neutral suite and walk in shower.

Bedroom 2

14'5" x 13'0" (4.40m x 3.97m)

Double bedroom to the second floor of the home.

Bedroom 3

6'3" x 12'9" (1.93m x 3.89m)

Good sized bedroom to the second floor of the home.

Bedroom 4

7'5" x 10'4" (2.27m x 3.17m)

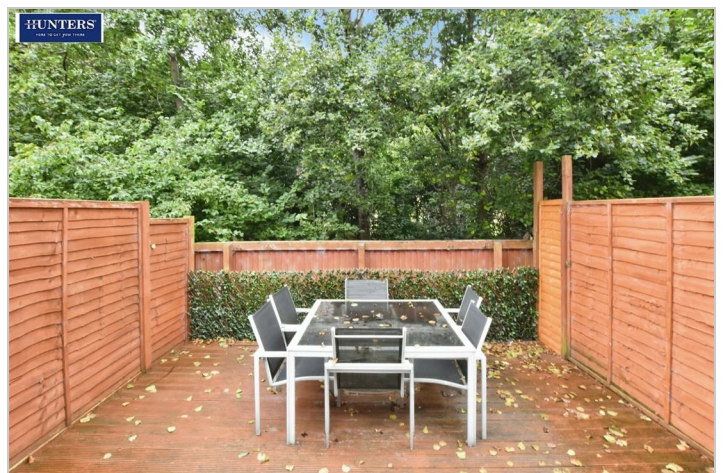
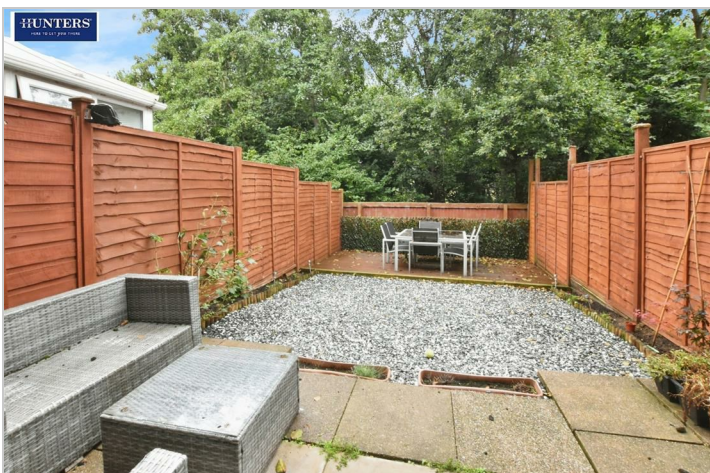
Good sized bedroom to the second floor of the home.

Bathroom

4'6" x 7'10" (1.39m x 2.39m)

Family bathroom to the second floor, with neutral suite.

This beautifully presented home, which offers rooms over three floors, briefly comprises; a generous kitchen / diner, ground floor wc to the ground floor, the generous lounge and master bedroom with en-suite shower room. To the second floor there are a further three double bedrooms and a family bathroom. To the front of the home there is a driveway, allowing for off road parking, leading to the integral garage. To the rear of the property there is a low maintenance garden, which overlooks Bottesford Beck, and is part decorative gravel, with decked and patio seating areas. This deceptively spacious property, with versatile lay out, is located centrally, close to local schools, amenities and bus routes. Nearby there is the picturesque Bottesford Beck, and Ashby Ville - ideal for dog walks and families. Viewing recommended!



Road Map



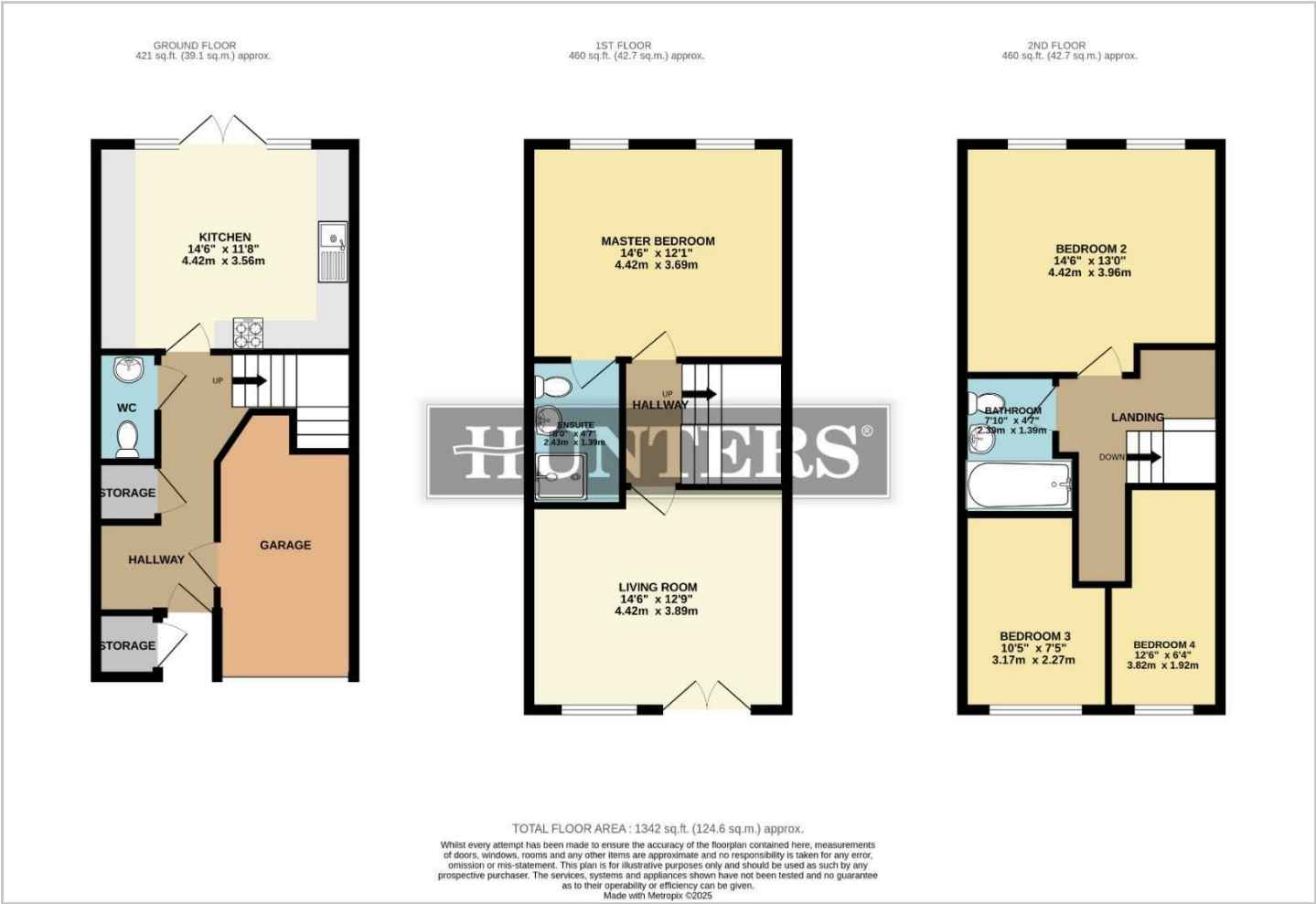
Hybrid Map



Terrain Map



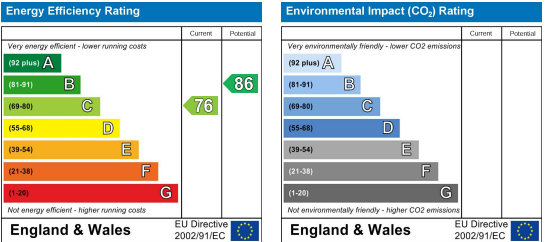
Floor Plan



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.