

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Rowland Road

Scunthorpe, DN16 1TQ

Offers In The Region Of £115,000



2



1



1



E

Council Tax: A



# 156 Rowland Road

Scunthorpe, DN16 1TQ

Offers In The Region Of £115,000



## Front

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

## Garden

A good-sized garden, which is predominantly laid to lawn. The garden is surrounded by fencing, offering a degree of privacy to the area.

## Lounge

Neutrally decorated lounge to the front of the home.

## Kitchen/Diner

Newly fitted kitchen to the rear of the home, with fitted units for storage. The kitchen also benefits from an integral oven and hob. There is also a porch with a door leading to the garden.

## Bedroom 1

Double bedroom to the front of the home with an original fireplace

## Bedroom 2

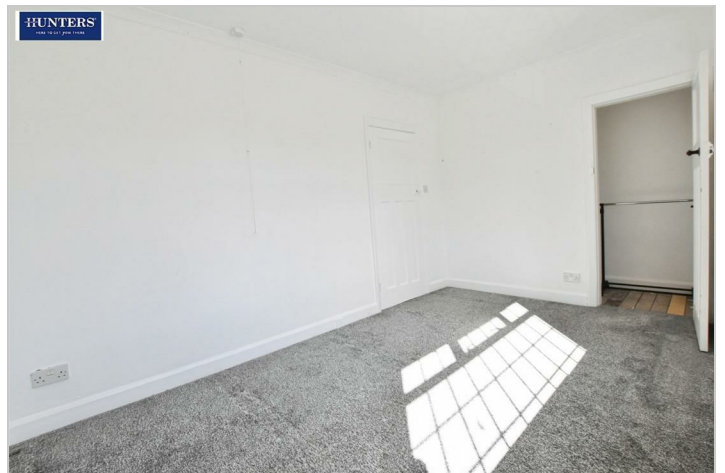
Double bedroom to the rear of the home.

## Bathroom

Good-sized family bathroom with a neutral suite.

Ideal first-time buyer/investment property, which is move-in condition, briefly comprises: a generous front lounge, modern kitchen/diner, 2 bedrooms, and a family bathroom. To the front of the home, there is a lawned area, sitting adjacent to the driveway, offering off-road parking, which leads to the garage. To the rear of the property, there is a predominantly grassed garden, surrounded by fencing and mature hedging, offering a degree of privacy. In addition to this, the home benefits from a gas central heating system and double glazing.

This home is being offered with no onward chain and is centrally located, close to local schools, amenities, and transportation links. Viewing advised!



## Road Map



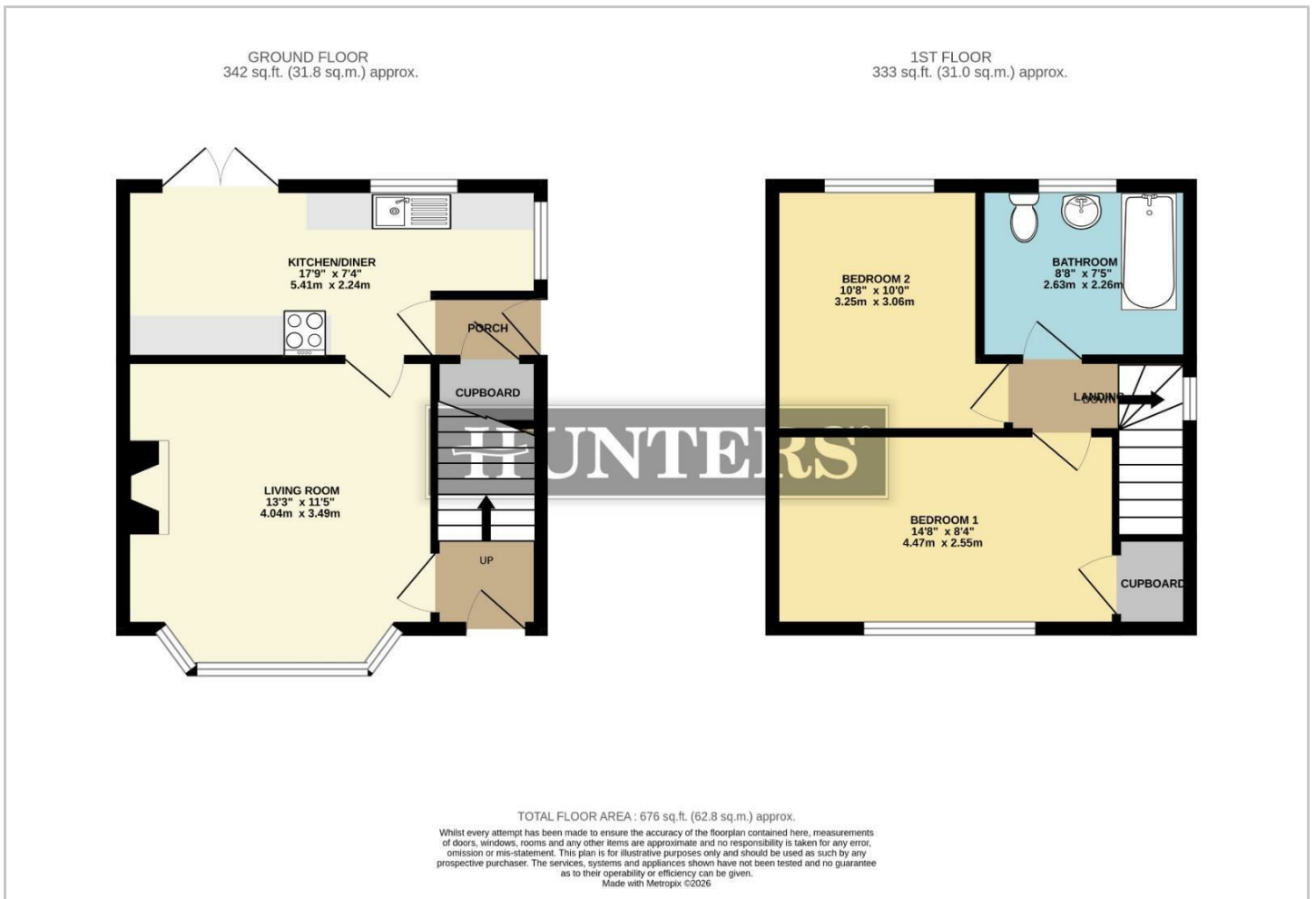
## Hybrid Map



## Terrain Map



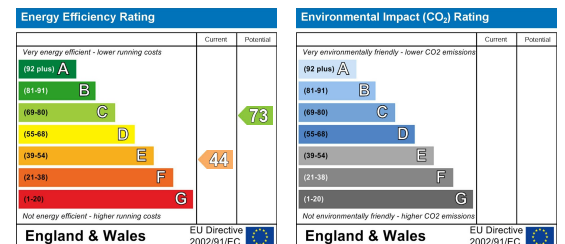
## Floor Plan



## 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.