





34 MAIN AVENUE

SCUNTHORPE, DN17 2AW

£65,000

FREEHOLD

Situated within the highly sought-after Ashfield Park development for the over 45s, this well-presented detached two-bedroom park home offers comfortable, low-maintenance living in a friendly community setting. Ideally positioned close to local amenities, excellent public transport links, an on-site bus stop and surrounded by green spaces, walking routes and cycling paths, the property features a bright triple aspect lounge, modern fitted kitchen with dining space, two bedrooms, shower room, driveway parking and attractive wraparound gardens with a patio and storage shed.

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DESCRIPTION

DETACHED PARK HOME | OVER 45s DEVELOPMENT | SOUGHT-AFTER LOCATION | OFF-STREET PARKING | LOW-MAINTENANCE GARDENS

Situated on Main Avenue within the highly regarded Ashfield Park development, this well-presented detached two-bedroom park home occupies a sought-after position within this popular development for the over 45s. Ashfield Park boasts an array of local amenities together with excellent public transport links, including an on-site bus stop providing easy access into Scunthorpe town centre. Surrounded by green spaces, walking routes and cycling paths, the park offers a peaceful community setting whilst remaining just minutes from the wide range of shops, supermarkets, healthcare facilities and leisure amenities that Scunthorpe has to offer.

Step inside through the side entrance door into the welcoming hallway, which provides access to all areas of the home and benefits from a useful built-in storage cupboard.

The kitchen is fitted with a range of modern cream wall and base units complemented by contrasting worktops and tiled splashbacks. There is an integrated oven and hob, space for a washing machine and fridge freezer, along with ample room for a dining table and chairs, making it a practical space for everyday living. Double aspect windows allow plenty of natural light to flood the room.

Leading through from the kitchen is the bright and spacious lounge, enjoying triple aspect windows which create a wonderfully light and airy feel throughout, whilst a feature fireplace provides an attractive focal point to the room.

The main bedroom is positioned to the rear of the home, overlooking the garden and offering a peaceful retreat. Bedroom two is a versatile room, ideal as a guest bedroom, home office, dressing room or hobby room.

Completing the accommodation is the shower room, fitted with a three-piece suite comprising a shower cubicle, pedestal wash hand basin and WC.

Outside, the property enjoys off-street parking to the front via a driveway, together with attractive wraparound low-maintenance gardens. Gravelled areas extend to both sides of the home, whilst the rear offers a generous paved patio with decorative gravel borders, creating an ideal space to sit out and enjoy the warmer months. A useful metal storage shed provides additional external storage.

This is a fantastic opportunity to purchase a fully furnished low-maintenance home in a friendly and established park setting, perfect for those looking to downsize without compromising on convenience or outdoor surroundings.

Entrance Hallway

Entered via the side entrance door, the welcoming hallway provides access to all accommodation and benefits from a useful built-in storage cupboard.

Lounge

A bright and spacious reception room enjoying triple aspect windows that flood the room with natural light, complemented by a feature fireplace creating an attractive focal point.

Kitchen

Fitted with a range of modern cream wall and base units complemented by contrasting worktops and tiled splashbacks. Incorporating an integrated oven and

hob, with space for a washing machine and fridge freezer. There is ample room for a dining table and chairs, while double aspect windows provide plenty of natural light.

Bedroom One

A comfortable double bedroom positioned to the rear of the home, overlooking the garden.

Bedroom Two

A versatile room, ideal as a guest bedroom, home office, dressing room or hobby room.

Shower Room

Fitted with a three-piece suite comprising a shower cubicle, pedestal wash hand basin and low-level WC.

Outside

To the front, a driveway provides off-street parking. The property enjoys attractive wraparound low-maintenance gardens with gravelled areas to both sides and a generous paved patio to the rear with decorative gravel borders, providing an ideal space for outdoor seating and entertaining. A useful metal storage shed offers excellent external storage.

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Relax







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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band A

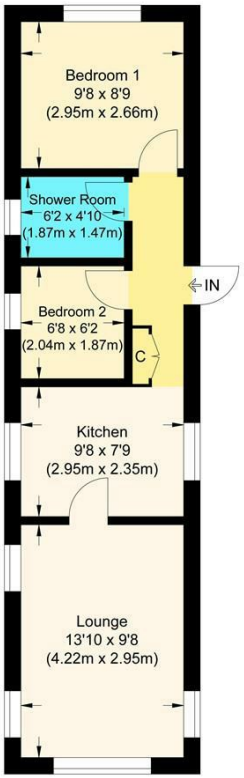
Viewings – By Appointment Only

Floor Area – 424.00 sq ft

Tenure – Freehold



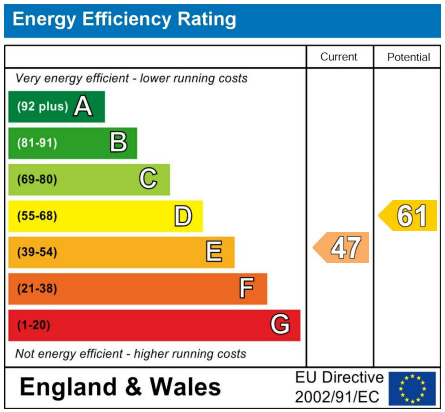




Main Avenue

Approximate Gross Internal Floor Area : 39.40 sq m / 424.09 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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