

# HUNTERS®

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## Bushfield Road

Scunthorpe, DN16 1NB

Offers In The Region Of £130,000



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Council Tax: A



# 32 Bushfield Road

Scunthorpe, DN16 1NB

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## Living Room

11'3" x 10'8" (3.42m x 3.26m)

The living room provides a welcoming space with a large bay window that fills the room with natural light. There is a central fireplace with a simple wooden mantel, and the room is carpeted, adding warmth and comfort underfoot. The neutral walls and ceiling create a blank canvas for personal decoration.

## Hallway

The hallway features a light grey wooden floor and a staircase with a worn carpet runner. A glazed wooden door leads through to the kitchen. The area is painted in neutral tones, providing a practical entrance to the home.

## Dining Room

19'6" x 11'3" (5.94m x 3.43m)

This well-proportioned dining room benefits from a large window or door at the rear, allowing views and access to the garden. It features a fireplace with a red surround and an exposed hearth. The flooring has been stripped back to bare boards, suggesting potential for personal renovation or finishing.

## Kitchen

19'6" x 6'6" (5.94m x 1.99m)

The kitchen extends in a galley style with a tiled floor and light wooden cabinets topped with dark laminate work surfaces. There is a window and door to the side, allowing natural light and garden access. The space includes an integrated oven and hob, a stainless steel sink, and tiled splashbacks for easy cleaning.

## Bedroom 1

10'11" x 10'8" (3.34m x 3.26m)

Bedroom 1 is spacious and bright, with a large window that offers a pleasant outlook. The room has dark wooden laminate flooring and a chimney breast feature wall painted in soft blue, creating a calming atmosphere. The overall neutral palette invites personal styling.

## Bedroom 2

11'2" x 11'1" (3.41m x 3.39m)

Bedroom 2 is a double room with a large window that provides good natural light. It features laminate flooring and a built-in wardrobe with mirrored sliding doors, offering practical storage while enhancing the sense of space.

## Bedroom 3

7'0" x 6'2" (2.14m x 1.87m)

Bedroom 3 is a smaller bedroom, ideal for use as a single bedroom, nursery or study. It has a single window and laminate flooring, with walls painted in a darker shade, creating a cosy feel.

## Shower Room

13'9" x 5'11" (4.18m x 1.81m)

The shower room is arranged in a modern style with a separate shower cubicle and a bath. The walls are finished with light-coloured panelling and the floor has a wood-effect finish. A contemporary wash basin and WC are set within a dark vanity unit, adding clean lines and functionality to this bright space.

## Rear Garden

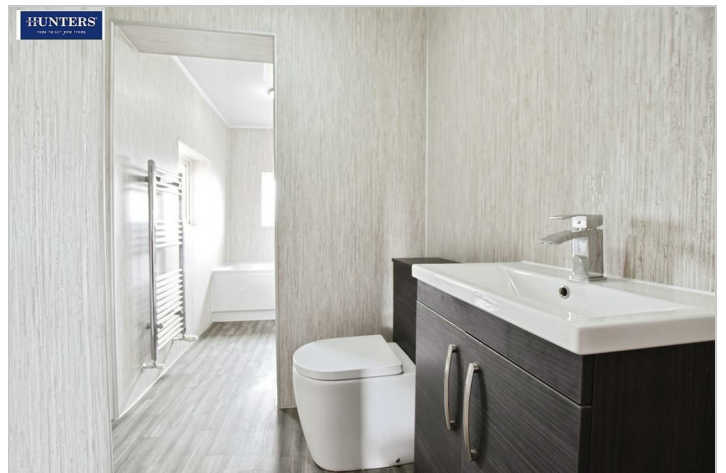
The rear garden is a generous, enclosed outdoor space with a lawn and a paved pathway leading to a

Situated in a popular residential area, this excellent three-bedroom semi-detached property offers excellent potential for buyers looking to modernise and create a fantastic family property for outdoor activities or gardening.

The accommodation briefly comprises two spacious reception rooms, providing flexible living and dining space, along with a fitted kitchen and a brand new contemporary bathroom. Upstairs, there are three well-proportioned bedrooms.

Externally, the property benefits from a generous rear garden, ideal for families, entertaining, or further landscaping opportunities, as well as off-street parking and a garage.

Requiring refurbishment throughout, this property presents an exciting opportunity for investors, first-time buyers, or families seeking a home they can personalise to their own taste and style.



## Road Map



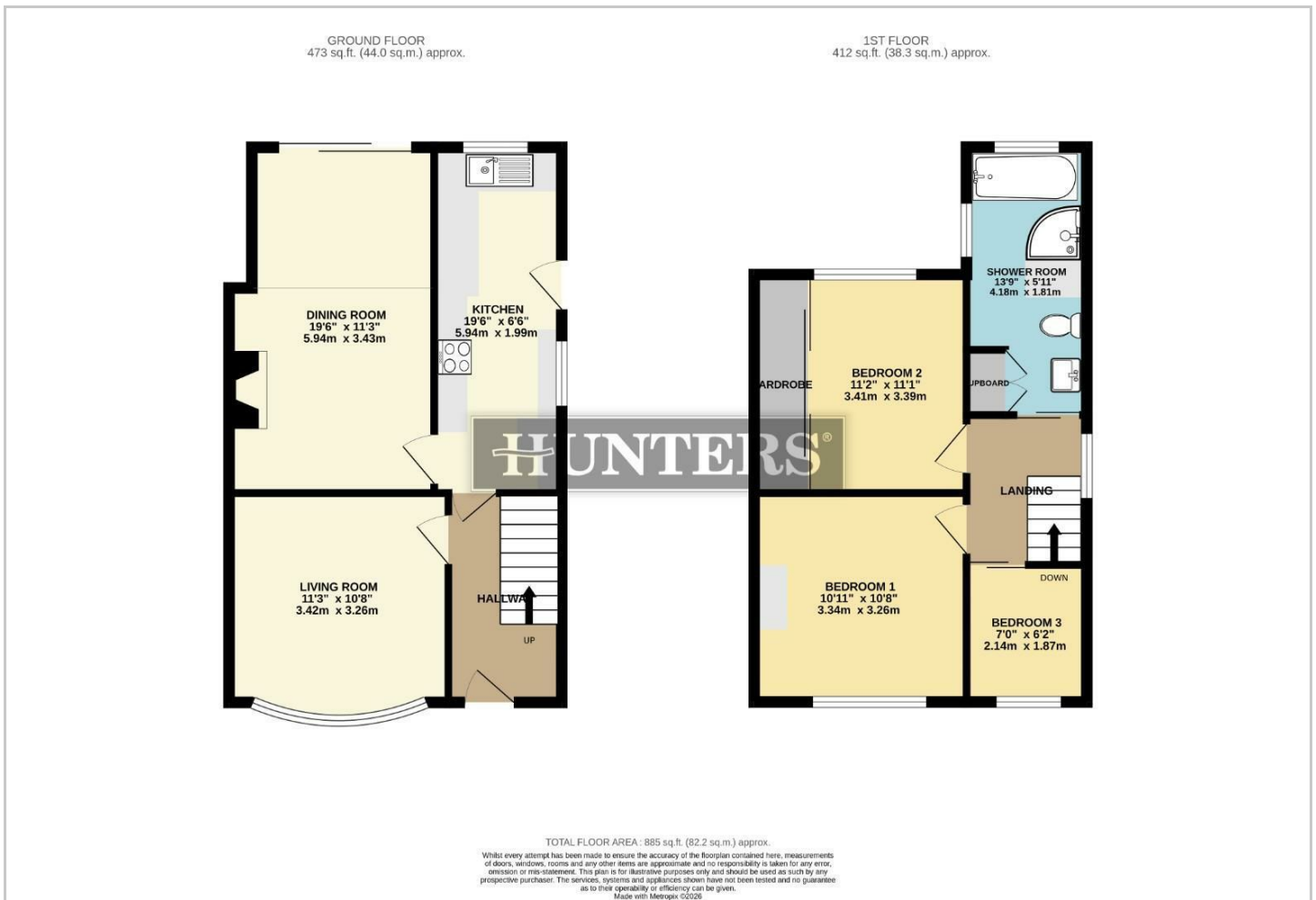
## Hybrid Map



## Terrain Map



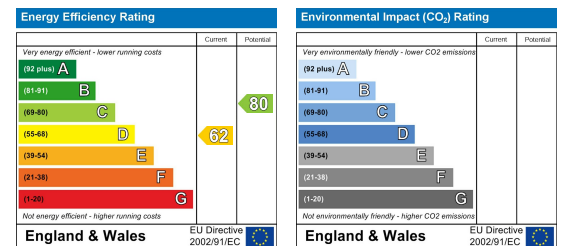
## Floor Plan



## 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.