



17 HAMMERTON ROAD SCUNTHORPE, DN17 2SA

£190,000
FREEHOLD

A fantastic opportunity for first-time buyers or young families to acquire this spacious extended three-bedroom semi-detached property, ideally located on Hammerton Road in one of Scunthorpe's most popular residential areas.



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DESCRIPTION

A fantastic opportunity for first-time buyers or young families to acquire this spacious extended three-bedroom semi-detached property, ideally located on Hammerton Road in one of Scunthorpe's most popular residential areas.

The home offers great access to local amenities, good schools, and walking routes right on your doorstep – perfect for modern family living.

Entering through the hallway, you're greeted by a generous kitchen/breakfast room, ideal for everyday dining. The large forward-facing living room features two picture windows, filling the space with natural light. To the rear, the property has been extended to include a second reception room and a convenient downstairs shower room, offering excellent versatility for family life or guests.

Upstairs, you'll find three well-proportioned bedrooms, all served by a family bathroom and an additional storage cupboard on the landing.

Outside, the property enjoys a non-overlooked rear garden with an elevated decking area providing pleasant views across Scunthorpe – perfect for relaxing or entertaining. There is also a summer house and timber shed for additional storage. A driveway and garage provide off-street parking.

The property is offered with vacant possession, ensuring a smooth and straightforward purchase.

ENTRANCE HALLWAY

Accessed through a uPVC decorative door with stairs to the first floor, under stairs storage cupboard and a radiator.

LIVING ROOM

With 3 X uPVC double glazed windows to front aspect, radiators X 2 and a feature fire.

KITCHEN / BREAKFAST ROOM

With a uPVC double glazed window into sun room, range of shaker style wall and base units with laminate worktops, stainless steel sink, electric fan assisted oven with gas hob and extractor fan, space for a dishwasher, washing machine and dryer, space for an under counter fridge and freezer, coulumn radiator.

SUN ROOM

With uPVC double glazed French doors to rear aspect, uPVC double glazed window to side aspect and a radiator.

DOWNSTAIRS SHOWER ROOM

With an opaque uPVC double glazed window to side aspect, loft hatch access. corner electric shower, WC, vanity housed hand wash basin with storage and a radiator.

FIRST FLOOR LANDING

With a uPVC double glazed window to side aspect, wardrobe and a radiator.

BEDROOM ONE

With 2 X uPVC double glazed windows to front aspect and a radiator.

BEDROOM TWO

With a uPVC double glazed window to rear aspect and a radiator.

BEDROOM THREE

With a uPVC double glazed window to front aspect and a radiator.

FAMILY BATHROOM

With an opaque uPVC double glazed window, cubicle shower, bath with hand held attachment, vanity housed hand wash basin with storage and a WC.

EXTERNALLY

The front of the property is gated with a driveway providing off street parking for several vehicles leading to the detached garage. the rear garden is laid to lawn with a raised decking area, timber shed and summer house.

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band B

Viewings – By Appointment Only

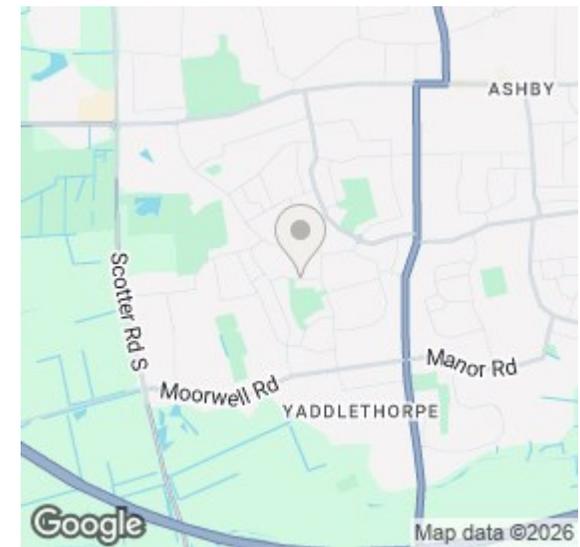
Floor Area – 1152.00 sq ft

Tenure – Freehold





Hammerton Road
 Approximate Gross Internal Floor Area : 107.40 sq m / 1156.04 sq ft
 (Excluding Garage)
 Garage Area : 14.10 sq m / 151.77 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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