

HUNTERS®

HERE TO GET *you* THERE



West Common Crescent

Scunthorpe, DN17 1DQ

Offers In The Region Of £175,000



Council Tax: A



39 West Common Crescent

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Front Exterior

A good sized driveway runs alongside the property leading to a garage, providing off-road parking and additional storage space. The front garden is laid to lawn with a low fence defining the boundary, creating an attractive and welcoming entrance to the home.

Rear Garden

Well presented garden to the rear, which is laid to lawn, with a patio seating area. The garden is surrounded with fencing, offering a degree of privacy to the area.

Lounge/Diner

23'11" x 11'10" (7.28m x 3.61m)

Neutrally decorated and generously sized, dual aspect, lounge / diner.

Kitchen

12'5" x 7'11" (3.79m x 2.42m)

Fitted kitchen to the rear aspect of the property, with ample wall and floor units for storage.

Sun Room

14'4" x 5'2" (4.36m x 1.58m)

Handy sun room to the rear, with views over the garden.

Bedroom 1

13'4" x 12'5" (4.07m x 3.79m)

Double bedroom to the rear of the home.

Bedroom 3

7'10" x 6'6" (2.40m x 1.97m)

Neutrally decorated third bedroom.

Bedroom 2

12'1" x 10'11" (3.68m x 3.34m)

Double bedroom to the front aspect, benefiting from ample fitted storage.

Bathroom

6'5" x 5'7" (1.95m x 1.71m)

Modern bathroom, with neutral suite and walk in corner shower.

This ideal first time buyer / family home, which is spacious and well maintained throughout, briefly comprises; a generous, dual aspect lounge / diner, fitted kitchen, handy sun room, three bedrooms and a modern bathroom. To the front of the home there is a driveway - offering off road parking, leading to the garage. To the rear of the home there is a garden, laid to lawn, with a patio seating area. In addition to this the home benefits from a gas central heating system and double glazing.

This property, which is being offered with no onward chain, is located in a central position, close to local schools, amenities and bus routes. Also nearby there is Central Park, offering a large recreational area, ideal for families and dog walks. Viewing recommended!



Road Map



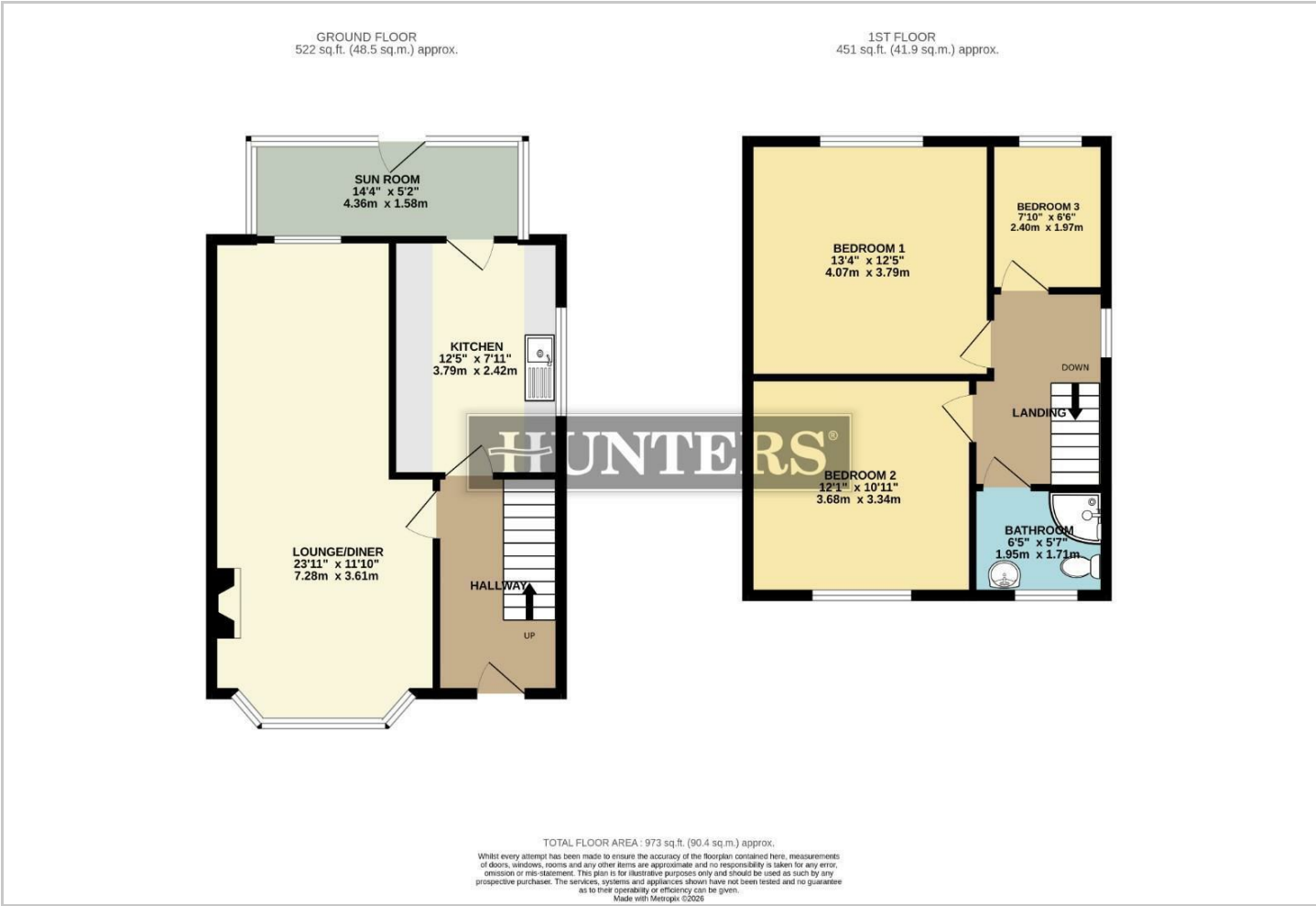
Hybrid Map



Terrain Map



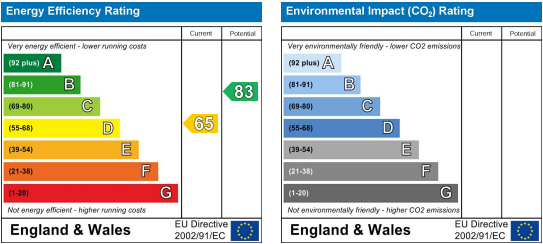
Floor Plan



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.