

HUNTERS[®]

HERE TO GET *you* THERE



Avenue Vivian

Scunthorpe, DN15 8HX

£140,000



Council Tax: A



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ACCOMODATION

uPVC double glazed entrance door leading into:

ENTRANCE HALLWAY

Stairs rising to the first floor accommodation, radiator and door giving access to:

LOUNGE

13'10" x 13'2" (4.23m x 4.02m)
uPVC double glazed window to the front elevation, radiator, fireplace with electric fire feature and coving to ceiling. Door giving access into:

KITCHEN

13'1", 11'4" x 8'5" (4.35m x 2.57m)
Two uPVC double glazed windows to the rear elevation, fitted kitchen comprising base, drawer and wall units with complementary work surface, inset stainless steel sink and drainer with mixer tap, space for cooker, provision for automatic washing machine and low level appliances, laminate flooring and door giving access to:

REAR LOBBY

uPVC double glazed entrance door to the side elevation, doorway giving access into stairs storage area and second doorway giving access into:

W.C.

4'9" x 2'3" (1.45m x 0.70m)
uPVC double glazed window to the side elevation, low level w.c. and laminate flooring.

FIRST FLOOR LANDING

uPVC double glazed window to the side elevation, loft access and doors in turn giving access to:

BEDROOM ONE

10'9" x 9'10" (3.28m x 3.02m)
uPVC double glazed window to the front elevation, radiator and storage cupboard housing the gas fired central heating boiler.

BEDROOM TWO

11'7" x 9'8" (3.55m x 2.96m)
uPVC double glazed window to the rear elevation, radiator and coving to ceiling.

BEDROOM THREE

8'7" x 7'0" (2.63m x 2.14m)
uPVC double glazed window to the rear elevation and radiator.

FAMILY BATHROOM

6'0" x 5'10" (1.83m x 1.80m)
uPVC double glazed window to the front elevation, suite comprising w.c. hand basin mounted in vanity unit, panel sided bath with shower attachment, mermaid boarding, tiled flooring and heated towel rail.

EXTERNALLY

To the front is a fenced and gated garden mainly set to lawn with driveway allowing off road parking. The rear enclosed garden is also mainly set to lawn with space for wooden shed.

TENURE - Freehold

RATES

Through enquiry of the North Lincolnshire Council we have been advised that the property is in Rating Band 'A'

Estate agents operating in the UK are required to

conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted



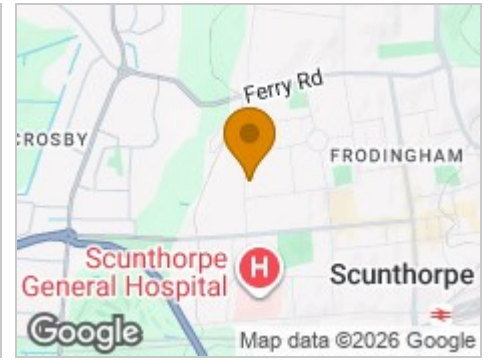
Road Map



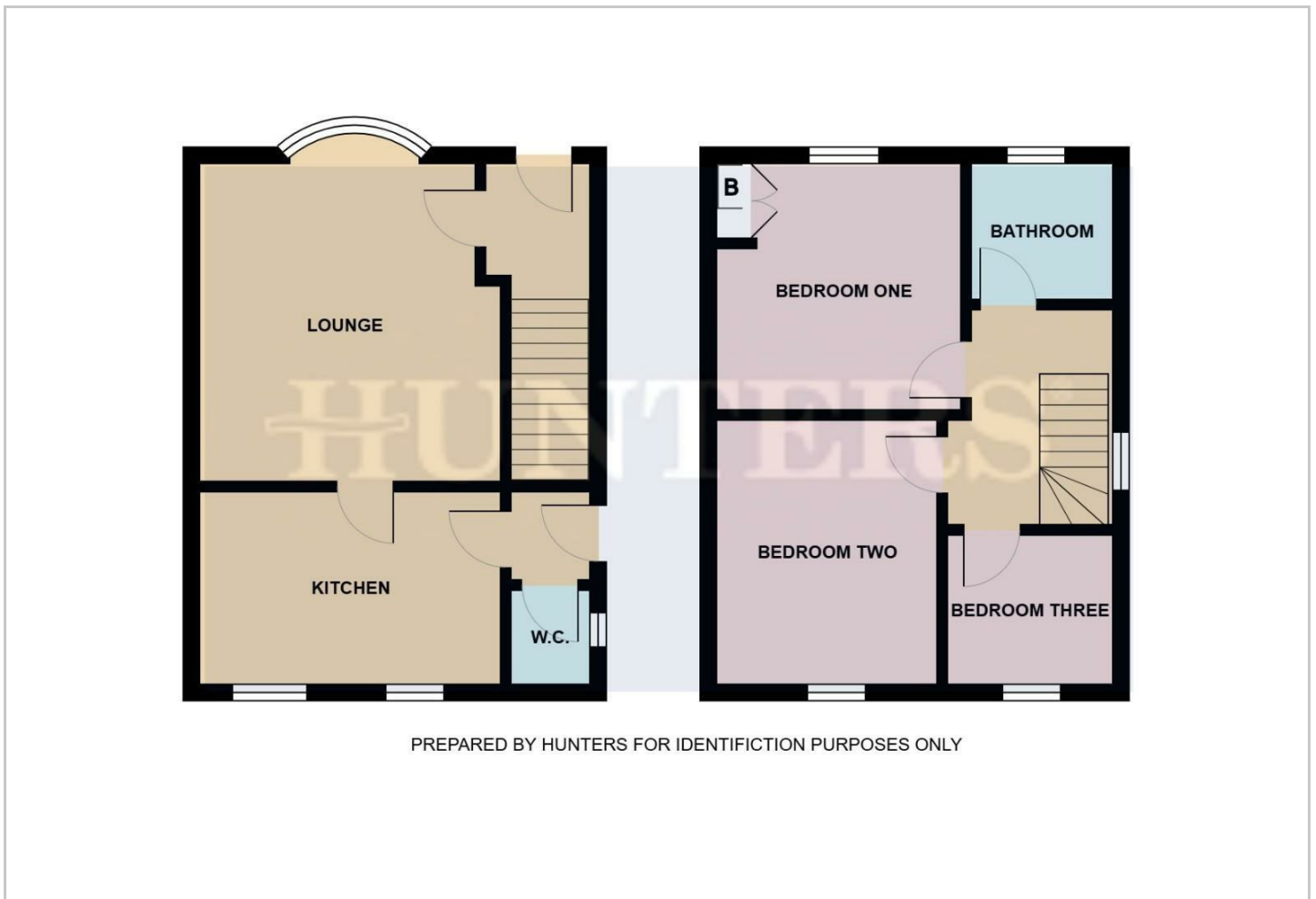
Hybrid Map



Terrain Map



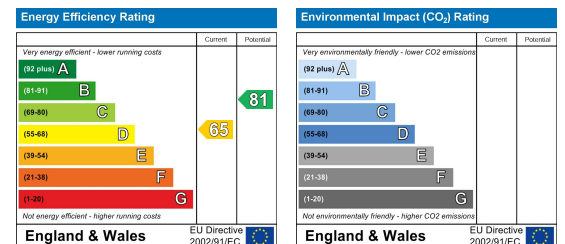
Floor Plan



Viewing

Please contact our Hunters Gainsborough Office on 01427 616118 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.