

HUNTERS®

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Granville Road

Scunthorpe, DN15 8GS

Offers In The Region Of £150,000



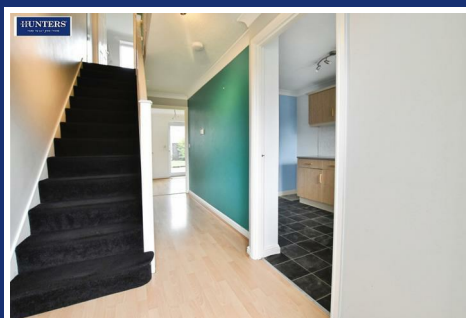
Council Tax: B



17 Granville Road

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Front Exterior

The front of the property is neatly presented with a lawn and path leading to the front door. The gravel driveway provides off-road parking and access to the side of the home.

Lounge/Diner

13'8" x 13'5" (4.17m x 4.09m)

This open plan lounge/diner offers a bright and airy space, enhanced by natural light from the large window

Kitchen

11'9" x 7'0" (3.58m x 2.13m)

The kitchen is thoughtfully designed with a practical layout, offering ample storage. It features a gas hob with an oven beneath, tiled splashback, and a window overlooking the front

Hallway

The hallway provides a welcoming entrance leading to the kitchen and lounge/diner, there is also a downstairs WC and wash basin

Bedroom 1

13'8" x 9'0" (4.17m x 2.75m)

Bedroom 1 is a double room with space for both a double bed and furniture

Bedroom 2

10'6" x 6'5" (3.20m x 1.95m)

Bedroom 2 is a smaller room with a window to the front of the property

Bedroom 3

7'5" x 6'11" (2.25m x 2.10m)

Bedroom 3, the smallest of the three bedrooms. Its

compact size makes it suitable as a nursery, small bedroom, or study space.

Bathroom

7'5" x 5'5" (2.26m x 1.65m)

The bathroom is fitted with a bath with an overhead electric shower, a pedestal wash basin, and a WC.

Rear Garden

The rear garden features a decked patio area leading onto a lawn. A garden shed provides useful storage. The gravelled side pathway allows access to the front.



Road Map



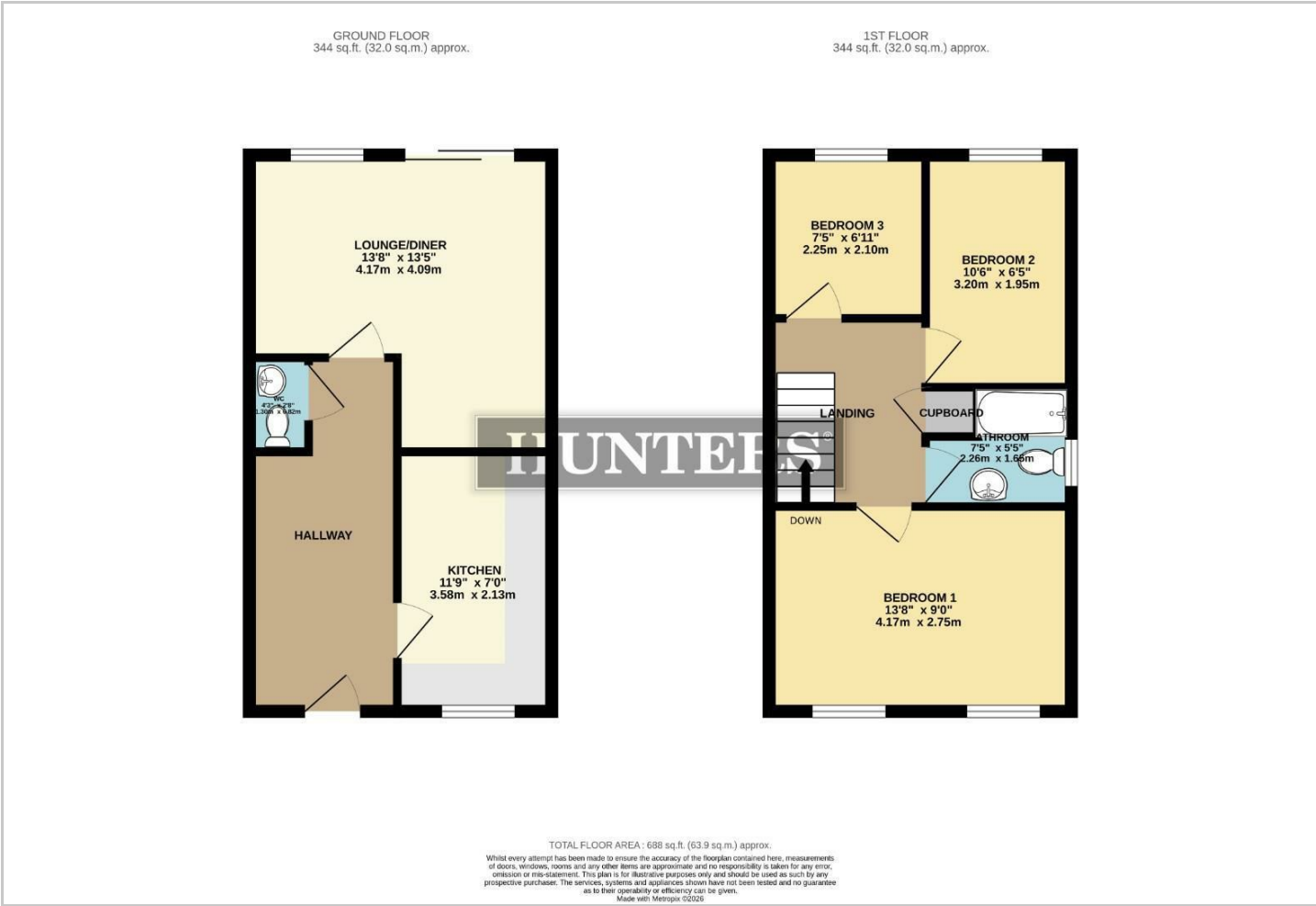
Hybrid Map



Terrain Map



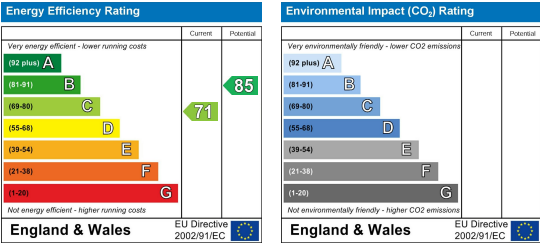
Floor Plan



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.