

# HUNTERS<sup>®</sup>

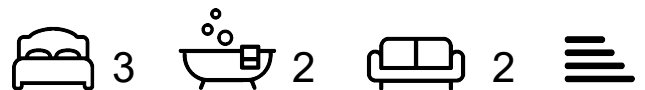
HERE TO GET *you* THERE



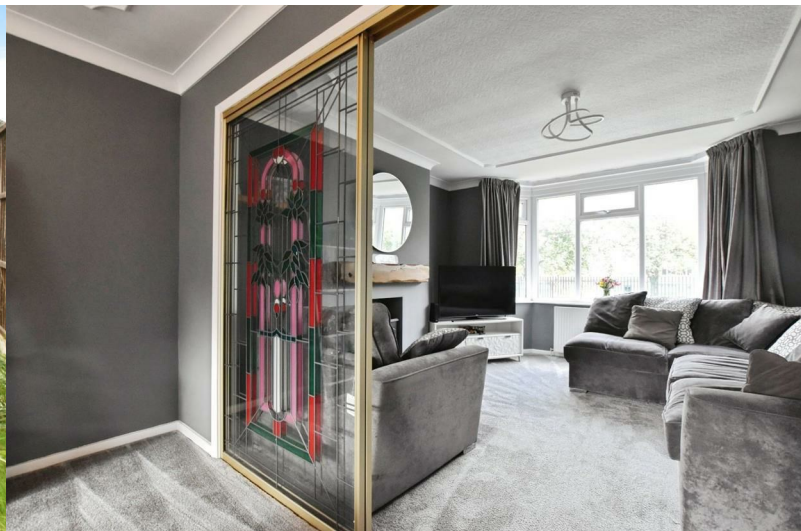
## Morecambe Avenue

Scunthorpe, DN16 3JG

Offers In The Region Of £160,000



Council Tax: B





# 14 Morecambe Avenue

Scunthorpe, DN16 3JG

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## Lounge/Diner

12'4" x 25'2" (3.78m x 7.69m)

## Kitchen

6'7" x 14'5" (2.02m x 4.41m)

## Utility

## Wet Room

## Bedroom 1

9'8" x 13'11" (2.95m x 4.25m)

## Bedroom 2

12'3" x 12'3" (3.75m x 3.74m)

## Bedroom 3

6'9" x 6'11" (2.07m x 2.13)

## Bathroom

5'11" x 6'11" (1.81m x 2.12m)

GREAT LOCATION – CLOSE TO ASHBY - CATCHMENT FOR FREDERICK GOUGH SCHOOL  
EXTENDED WITH ADDITIONAL SHOWER ROOM & WC GOOD-SIZED,  
PRIVATE GARDEN  
WALKING DISTANCE TO OAKFIELD PRIMARY SCHOOL,

Located on Morecambe Avenue, this well-positioned 3-bedroom home is ideal for families or investors alike. It offers excellent access to local shops and amenities in Ashby and falls within the catchment for the highly regarded Frederick Gough School.

The property comprises three bedrooms, a main bathroom, and a kitchen, plus a rear extension that provides a second shower room and WC. Outside, you'll find a good-sized, private rear garden offering great outdoor space.

The home is currently tenanted, with tenants who are keen to stay on—making this an ideal opportunity for a buy-to-let investor seeking a ready-made rental.

Within walking distance of Oakfield Primary School and benefitting from double glazing and gas central heating, the property is in good condition overall but offers scope for modernisation and adding further value.



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.