

# HUNTERS®

HERE TO GET *you* THERE



## Bardney Avenue

Scunthorpe, DN16 2AX

Offers In The Region Of £135,000



3



1



2



C

Council Tax: A



# 21 Bardney Avenue

Scunthorpe, DN16 2AX

Offers In The Region Of £135,000



## Front

### Living Room

10'10" x 8'6" (3.31m x 2.59m)

Living room to the rear of the home. This room flows through an archway into the dining room, perfect for entertaining or family meals.

### Dining Room

16'8" x 11'5" (5.08m x 3.48m)

A dining room with a bay window providing plenty of daylight with an archway leading directly to the living room.

### Kitchen

13'8" x 6'6" (4.17m x 1.98m)

A practical kitchen with fitted cabinets, with a door providing access to the utility room and hallway beyond.

### Utility Room

6'11" x 6'4" (2.11m x 1.92m)

A compact utility room equipped with additional storage and workspace. The room has a window to the outside and houses necessary appliances. A door leads through to a separate WC and the hallway.

### Hallway

The space has a practical cupboard for storage.

### Bedroom 1

11'11" x 11'6" (3.62m x 3.50m)

Double bedroom to the front aspect.

## Bedroom 2

14'2" x 9'3" (4.32m x 2.81m)

Double bedroom to the rear of the home. The room includes built-in wardrobe space, enhancing storage options.

## Bedroom 3

9'4" x 8'8" (2.84m x 2.63m)

Bedroom to the front aspect of the home. It benefits from an integrated wardrobe, providing useful storage.

## Bathroom

7'5" x 5'7" (2.27m x 1.69m)

A bathroom with a classic suite comprising a bath with a shower over, a pedestal washbasin, and a WC.

## Rear Garden

A spacious and well-maintained rear garden with a paved patio area leading to a large lawn bordered by mature shrubs and trees. This outdoor space offers a peaceful and private setting, ideal for relaxing or entertaining.

This ideal first-time buyer/family home, which is being offered with no onward chain, briefly comprises: through lounge, a kitchen, utility, ground-floor WC, storage room, three bedrooms and a bathroom. To the front of the home, there is a paved garden - with an area for off-road parking, leading to the garage., To the rear of the home there is an enclosed garden, which is 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 generously sized home is located in the popular area of Lincoln Gardens, close to local schools, amenities and bus routes. Also nearby is Central Park, a large recreational area, ideal for families and dog walks. Viewing advised!



## Road Map



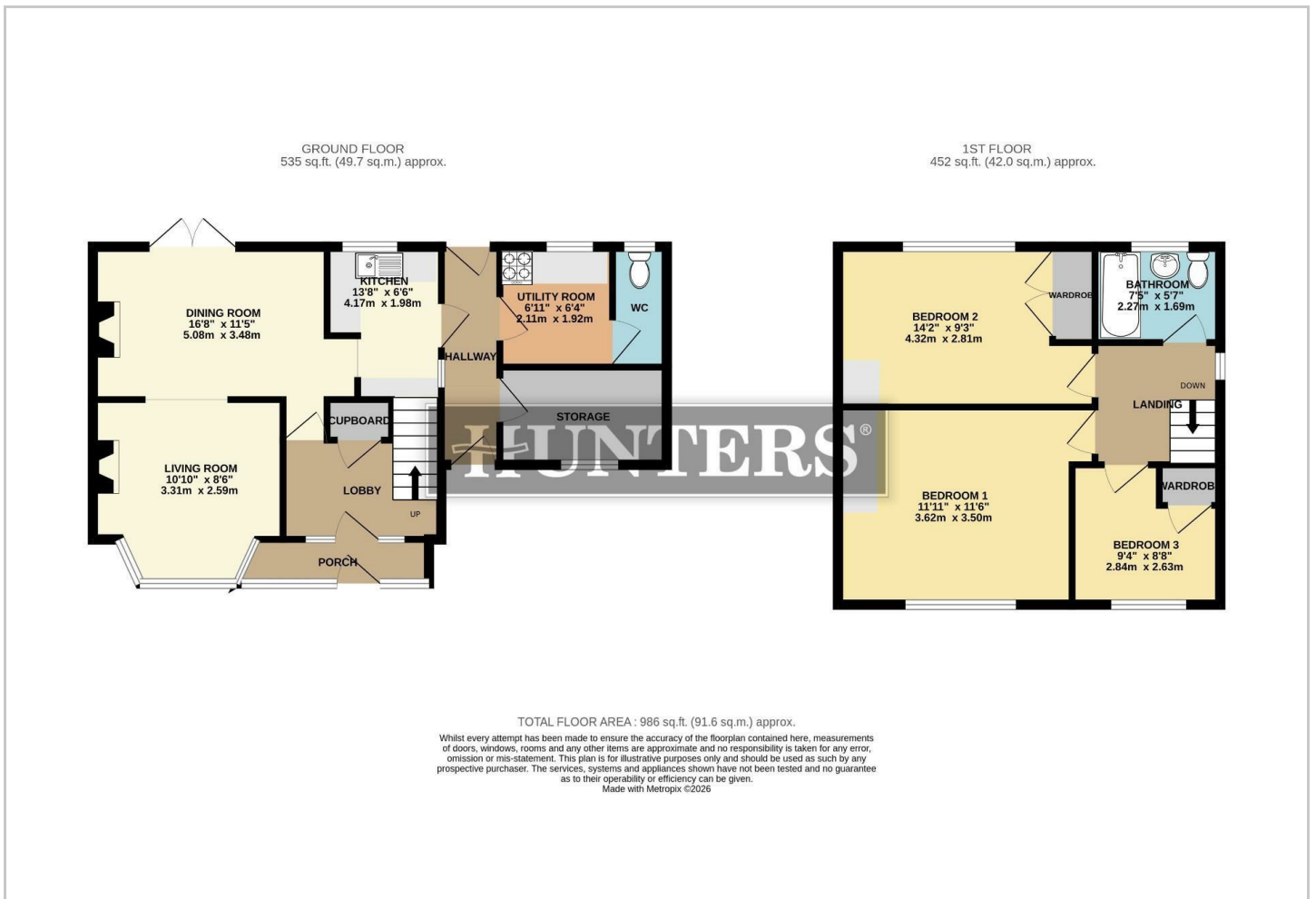
## Hybrid Map



## Terrain Map



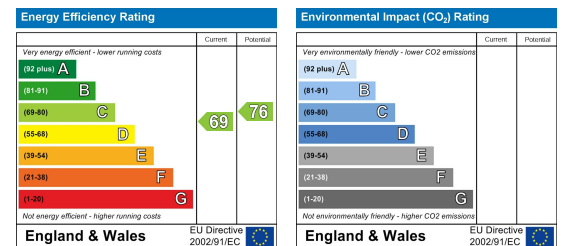
## Floor Plan



## 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.