

# HUNTERS®

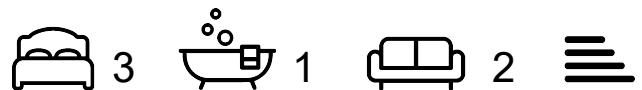
HERE TO GET *you* THERE



## Victoria Road

Scunthorpe, DN16 2SA

Offers In The Region Of £130,000



Council Tax: A



# 64 Victoria Road

Scunthorpe, DN16 2SA

Offers In The Region Of £130,000



## Front

Front of the home, which offers a driveway, allowing for off road parking for several vehicles. The driveway leads through gates to the garage at the rear of the home.

## Garden

Good sized garden to the rear of the property, which is part laid to lawn, part patio seating area. The garden is surrounded with fencing, offering a degree of privacy to the area.

## Reception Room 1

12'7" x 10'11" (3.86m x 3.35m)

Generous reception room to the front aspect of the home.

## Reception Room 2

12'9" x 12'2" (3.90m x 3.73m)

Good sized second reception room, with double doors leading to the garden, and a door accessing the kitchen.

## Kitchen

6'9" x 13'5" (2.08m x 4.09m)

Fitted kitchen, with ample wall and floor units for storage. The kitchen also benefits from an integral oven, hob and extractor fan.

## Ground Floor Shower Room

6'9" x 5'7" (2.06m x 1.71m)

Shower room to the ground floor, with neutral suite and corner shower.

## Bedroom 1

12'10" x 11'1" (3.92m x 3.40m)

Neutrally decorated, double bedroom to the front aspect of the property.

## Bedroom 2

9'9" x 9'9" (2.98m x 2.98m)

Neutrally decorated, double bedroom.

## Bedroom 3

6'10" x 13'5" (2.09m x 4.10m)

Good sized third bedroom, to the rear aspect of the property.





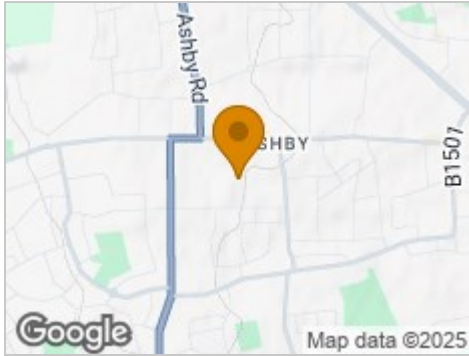
Road Map



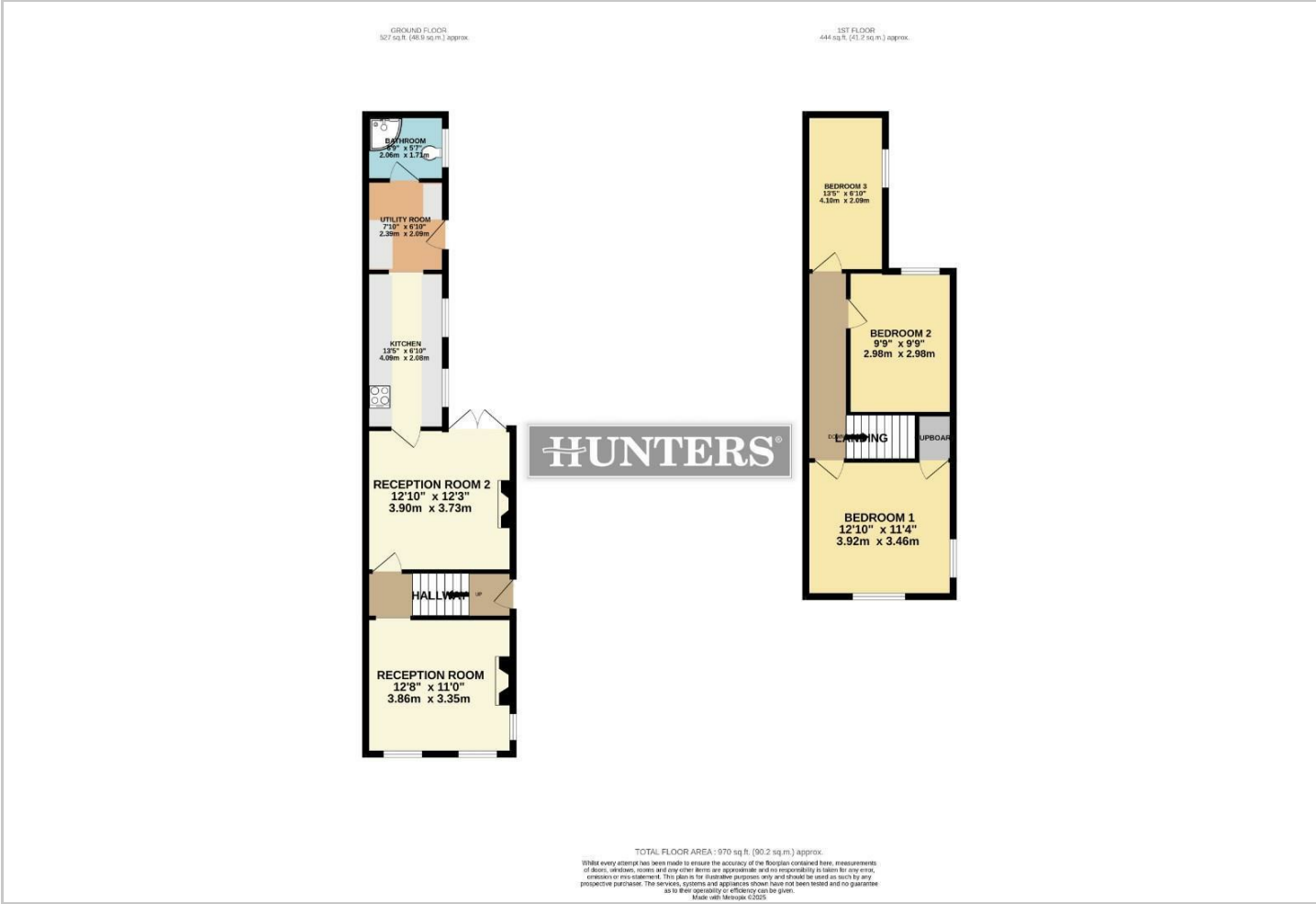
Hybrid Map



Terrain Map



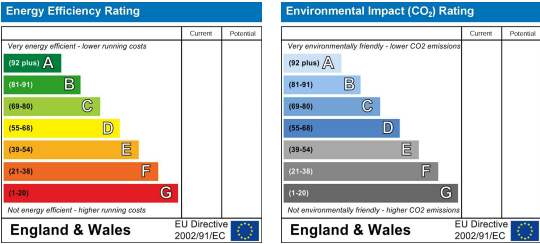
Floor Plan



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.