

# HUNTERS®

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## Barlings Avenue

Scunthorpe, DN16 2AY

Offers In The Region Of £150,000



3



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E

Council Tax: A



# 27 Barlings Avenue

Scunthorpe, DN16 2AY

Offers In The Region Of £150,000



## Front

The front exterior of the property shows a traditional brick-built semi-detached home with a lawned garden enclosed by a low fence and a driveway providing off-road parking - which leads to the garage at the rear.

## Rear Garden

The garden is a lovely outdoor space with a generous lawn bordered by mature hedging and fencing, providing privacy, and a patio seating area.

## Living Room

14'3" x 10'7" (4.35m x 3.23m)

Spacious living room, to the front aspect of the home.

## Dining Room

12'9" x 9'11" (3.89m x 3.03m)

The dining room offers a bright and airy space with double doors leading to the garden. It is neutrally decorated and carpeted, providing a versatile area ideal for family meals or entertaining.

## Kitchen

14'2" x 7'5" (4.33m x 2.25m)

Fitted kitchen to the rear of the home, with wall and floor units for storage.

## Storage

A handy storage area lies adjacent to the kitchen with an external door providing additional access.

## WC

6'2" x 2'11" (1.89m x 0.89m)

The ground floor includes a convenient WC, positioned off the hallway, with basic fixtures including a toilet and small hand basin.

## Bedroom 1

14'2" x 10'0" (4.31m x 3.04m)

The main bedroom is generously sized and features a large window overlooking the rear garden.

## Bedroom 2

12'3" x 10'4" (3.73m x 3.14m)

Bedroom 2 is another bright room with a large window to the front with fitted storage.

## Bedroom 3

9'5" x 7'10" (2.87m x 2.38m)

This compact third bedroom benefits from a window to the front and can be used as a single bedroom or study.

## Bathroom

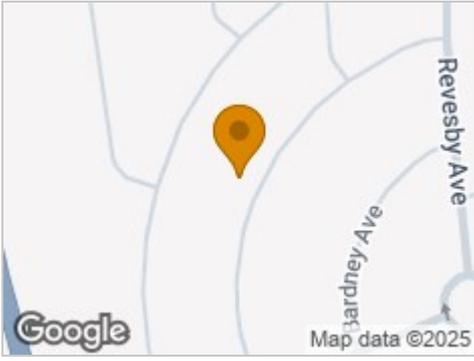
6'4" x 5'6" (1.93m x 1.68m)

Family bathroom, with neutral white suite.

This ideal first time buyer / family home, which is being offered with no onward chain, briefly comprises; two generous reception rooms, a kitchen, ground floor wc, three bedrooms and a bathroom. To the front of the home there is a shared driveway - 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 there is Central Park, a large recreational area, ideal for families and dog walks. Viewing advised!



## Road Map



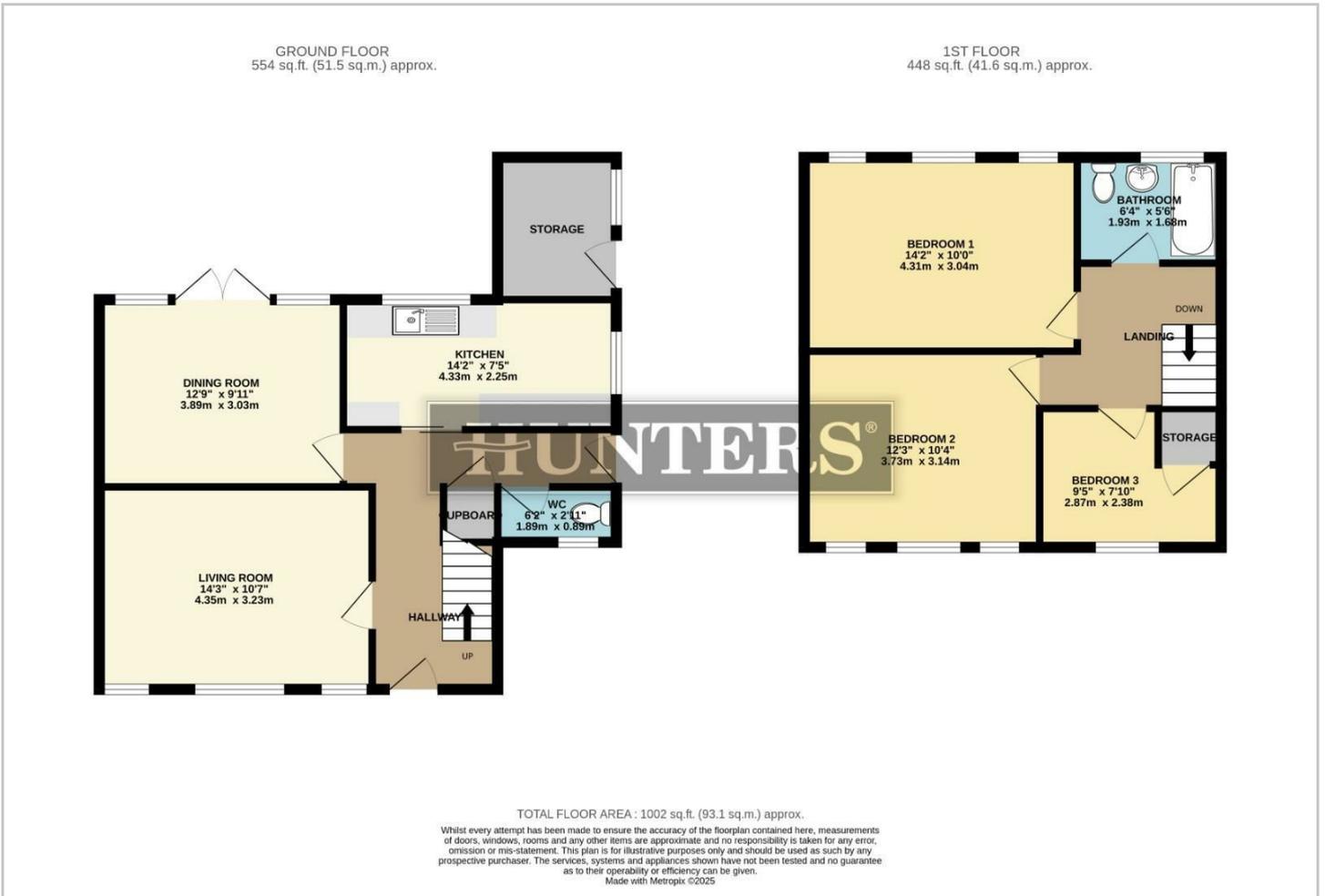
## Hybrid Map



## Terrain Map



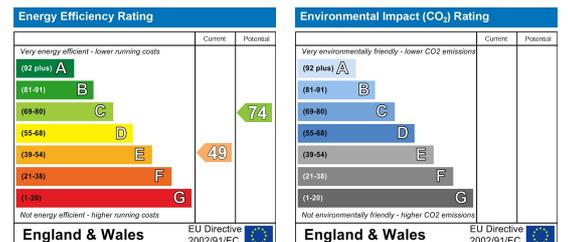
## Floor Plan



## 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.