

# HUNTERS®

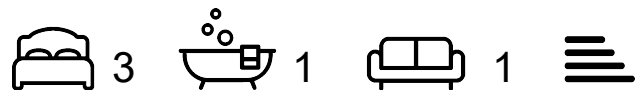
HERE TO GET *you* THERE



## Ferriby Road

Scunthorpe, DN17 2EQ

Offers In The Region Of £145,000



Council Tax: A





# 20 Ferriby Road

Scunthorpe, DN17 2EQ

## Offers In The Region Of £145,000



### Front

Attractive front of the home, with a driveway with off road parking for several vehicles.

### Garden

The landscaped garden is a generous, well-maintained outdoor space. It features a large lawn bordered by well-kept flowerbeds and raised planters filled with various plants and shrubs. A paved patio area adjacent to the house is perfect for outdoor seating and dining, while a decked area with rope fencing at the far end is ideal for relaxing or entertaining. There is also a shaded seating area under a pergola, providing a quiet spot to enjoy the garden on warmer days. The garden is fully enclosed with fencing, ensuring privacy and a safe space for children or pets.

### Living Room

19'0" x 10'5" (5.78m x 3.19m)

This living room is spacious and bright. A modern electric fireplace adds a touch character to the space.

### Kitchen/Diner

18'10" x 11'8" (5.75m x 3.55m)

Modern, fitted kitchen/diner, with ample high-gloss wall and floor units for storage. The kitchen/diner offers a great space, ideal for family gatherings and entertaining.

### Utility Room

11'1" x 8'8" (3.39m x 2.65m)

The utility room is a functional space with white fitted cupboards that offer ample storage. It features a washing machine and a black counter top. Separate WC, an internal door leads to further handy storage

area that has been fully converted from the garage, and a rear access door leads outside, making it a convenient and practical part of the home.

### Bathroom

5'5" x 4'11" (1.65m x 1.49m)

The main bathroom is beautifully styled with large wall tiles that give a contemporary feel, a white sink, a bathtub, and an electric shower. The bathroom is bright and fresh, blending modern design with functionality.

### Landing & W/C

The landing provides access to all three bedrooms, the bathroom, and a separate WC.

### Bedroom 1

13'9" x 8'7" (4.18m x 2.61m)

The main bedroom is a comfortable double room. Dual-aspect windows fill the room with natural light, and there is ample storage space with a built-in cupboard.

### Bedroom 2

10'5" x 9'8" (3.18m x 2.95m)

Bedroom 2 is a neatly presented double room with a built in storage cupboard.

### Bedroom 3

8'11" x 7'5" (2.72m x 2.25m)

Bedroom 3 is a bright fresh room at the rear of the home.



Road Map



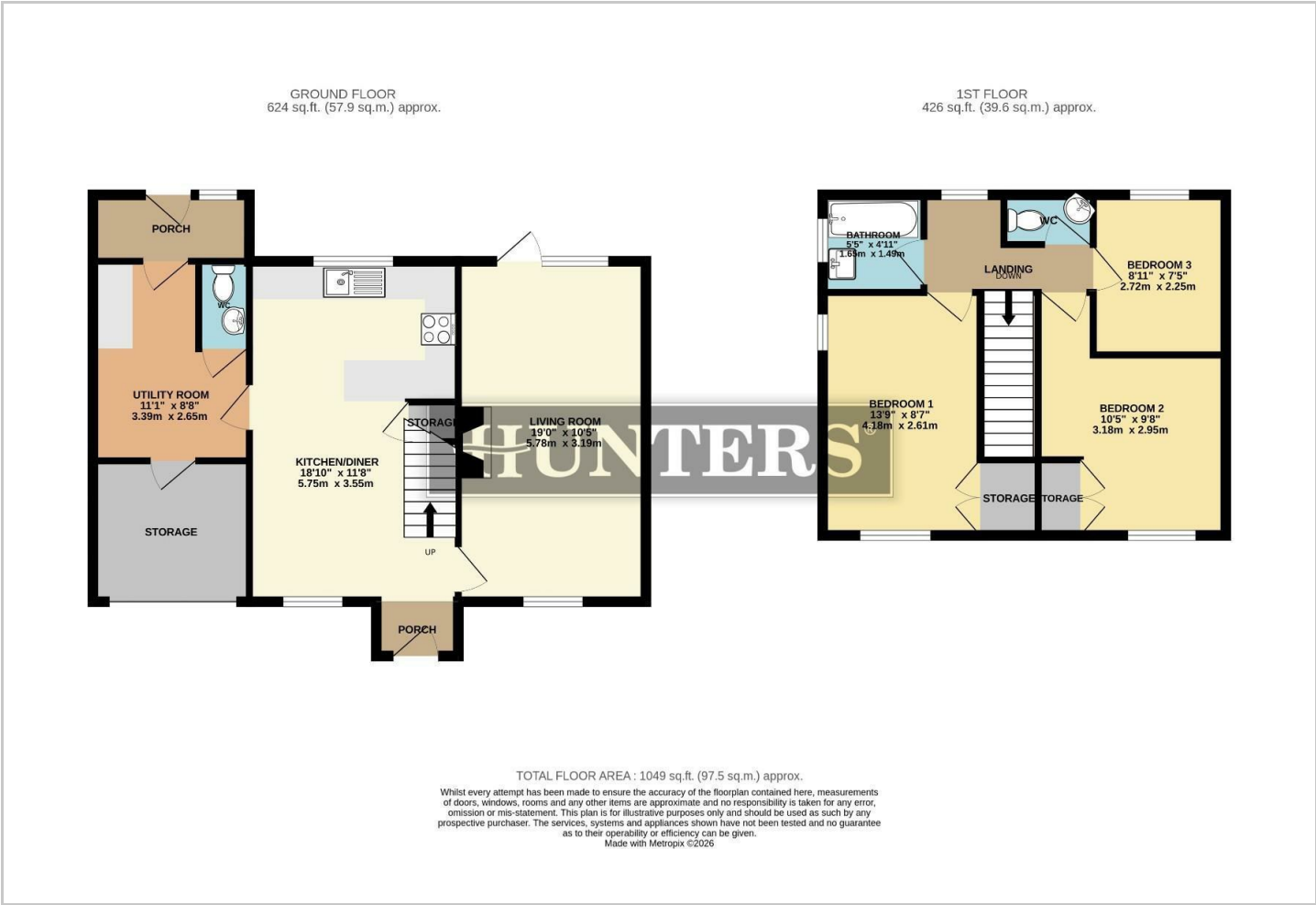
Hybrid Map



Terrain Map



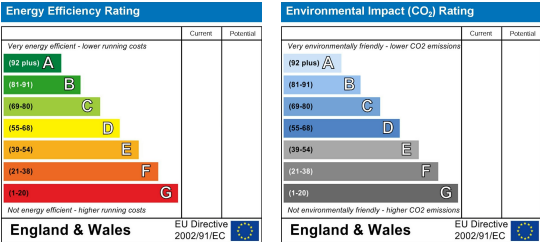
Floor Plan



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.