

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## First Avenue

Ashfield Park, Scunthorpe, DN17 2AS

Offers In The Region Of £95,000



Council Tax: A



# 27 First Avenue

Ashfield Park, Scunthorpe, DN17 2AS

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## Front

Attractive front to this park home, set on a good plot.

## Garden

Private rear and side of the home, which is predominantly gravel - backing onto trees, lovely for sitting in the summer, enjoying nature.

## Lounge

11'6" x 10'4" (3.53m x 3.15m)

Good sized, neutral lounge to the front aspect of the home.

## Kitchen / Diner

11'7" x 10'11" (3.54m x 3.33m)

Fitted kitchen / diner, which benefits from ample units for storage. The kitchen also benefits from an integral oven, hob, extractor fan - and free standing washing machine and fridge / freezer.

## Conservatory

10'9" x 9'6" (3.30m x 2.91m)

Bright and spacious conservatory to the rear of the home, leading from Bedroom 1.

## Bedroom 1

11'6" x 9'0" (3.53m x 2.75m)

Neutrally decorated, double bedroom to the rear of the home, with a door accessing the conservatory.

## Bedroom 2

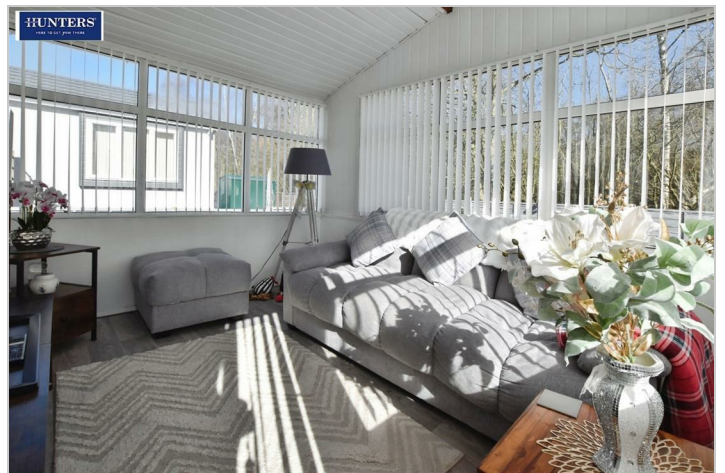
8'11" x 5'9" (2.74m x 1.76m)

Neutrally decorated second bedroom.

## Bathroom

Bathroom, with neutral suite and walk in shower.

This ideal downsize / retirement park home - which is located on a site for over 45's - briefly comprises; a generous front lounge, fitted kitchen / diner, modern shower room, two bedrooms and a bright conservatory to the rear. Externally the home has gardens to the side and rear offering a private, good sized area for enjoying the surrounding nature. In addition to this the property benefits from a gas central heating system and double glazing. This neutrally decorated, deceptively spacious park home is located on Ashfield Park, close to local schools, amenities and woodland walks. Viewing recommended!



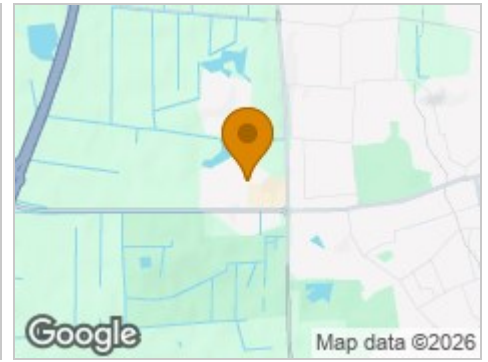
## Road Map



## Hybrid Map



## Terrain Map



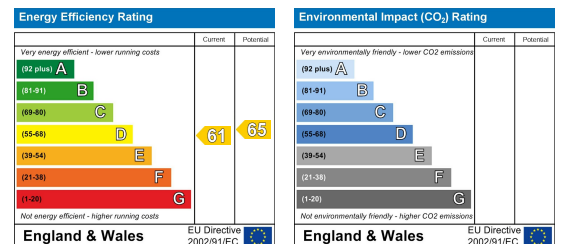
## Floor Plan



## 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.