

# HUNTERS<sup>®</sup>

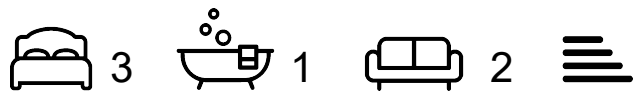
HERE TO GET *you* THERE



## Victoria Road

Scunthorpe, DN16 2SA

Offers Over £100,000



Council Tax: A



# 8 Victoria Road

Scunthorpe, DN16 2SA

Offers Over £100,000



## Front

Low maintenance front to the property.

## Garden

Good sized, private rear garden, which is predominantly laid to lawn, which is surrounded with fencing.

## Lounge

12'1" x 11'3" (3.69m x 3.43m)

Good sized lounge to the front of the home.

## Reception Room 2

12'3" x 12'0" (3.74m x 3.68m)

Generous second reception room, which is currently being used as a dining area.

## Kitchen

5'9" x 11'4" (1.76m x 3.47m)

Fitted kitchen to the rear of the property, which leads through to the ground floor bathroom.

## Bathroom

5'8" x 6'1" (1.74m x 1.86m)

Ground floor bathroom, with neutral white suite.

## Bedroom 1

11'11" x 10'10" (3.65m x 3.31m)

Double bedroom to the front aspect of the property, with feature fireplace.

## Bedroom 2

12'3" x 12'1" (3.75m x 3.69m)

Double bedroom to the rear, which leads through to the third bedroom.

## Bedroom 3

4'9" x 5'10" (1.47m x 1.78m)

Third bedroom, which is accessible through the second bedroom.



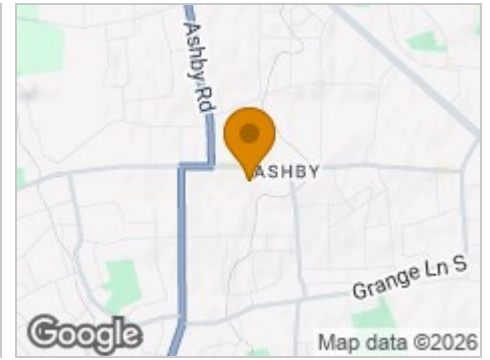
## Road Map



## 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.