

HUNTERS[®]

HERE TO GET *you* THERE



Warley Road

Scunthorpe, DN16 1QD

Offers In The Region Of £125,000



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1



Council Tax: A



4 Warley Road

Scunthorpe, DN16 1QD

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Front

Front of the home, with an area for off road parking, and leading to the side of the home to the large garage at the rear.

Rear Garden

The rear garden includes a paved driveway that extends to a detached garage, with a neatly maintained lawn bordered by fencing that offers privacy. This outdoor space is practical and easy to maintain, providing room for parking and some garden activities.

Living Room

16'2" x 13'6" (4.92m x 4.11m)

This inviting living room is spacious and bright, featuring two large windows that allow plenty of natural light to flood the room.

Kitchen

16'5" x 15'7" (5.01m x 4.75m)

The kitchen is well-appointed with a contemporary design, featuring grey cabinetry paired with light countertops and tiled splashbacks. It offers plenty of storage and preparation space, including a built-in gas hob and oven, as well as an inset stainless steel sink. Several windows bring in natural light, enhancing the kitchen's airy feel and leaving room for additional appliances or dining space.

Bedroom 1

10'3" x 9'6" (3.12m x 2.90m)

Bedroom 1 is a well-proportioned room with a large window that fills the space with natural light.

Bedroom 2

10'5" x 7'3" (3.17m x 2.21m)

Neutrally decorated bedroom to the rear of the home.

Bedroom 3

8'0" x 5'8" (2.44m x 1.73m)

Bathroom

8'4" x 5'8" (2.53m x 1.73m)

The bathroom is fully tiled with a clean, neutral palette and fitted with a white suite comprising a bath with glass shower screen, pedestal basin, and a window providing natural light.

This great first time buyer / family home, which is being offered with no onward chain, briefly comprises a modern open plan kitchen / diner, lounge, three bedrooms and a fully tiled bathroom. To the front of the home there is a paved area - allowing for off road parking, leading to the detached garage. To the rear of the property there is a garden laid to lawn, surrounded with fencing - offering a degree of privacy to the area. In addition to this the home benefits from a gas central heating system and double glazing. This deceptively spacious home is located close to local schools, amenities and transportation links. It is central to both Ashby and Scunthorpe - both offering a variety of shops and services. Viewing recommended!



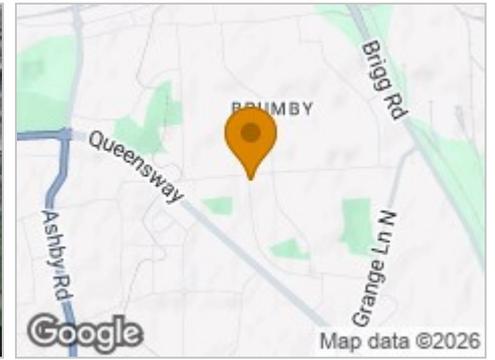
Road Map



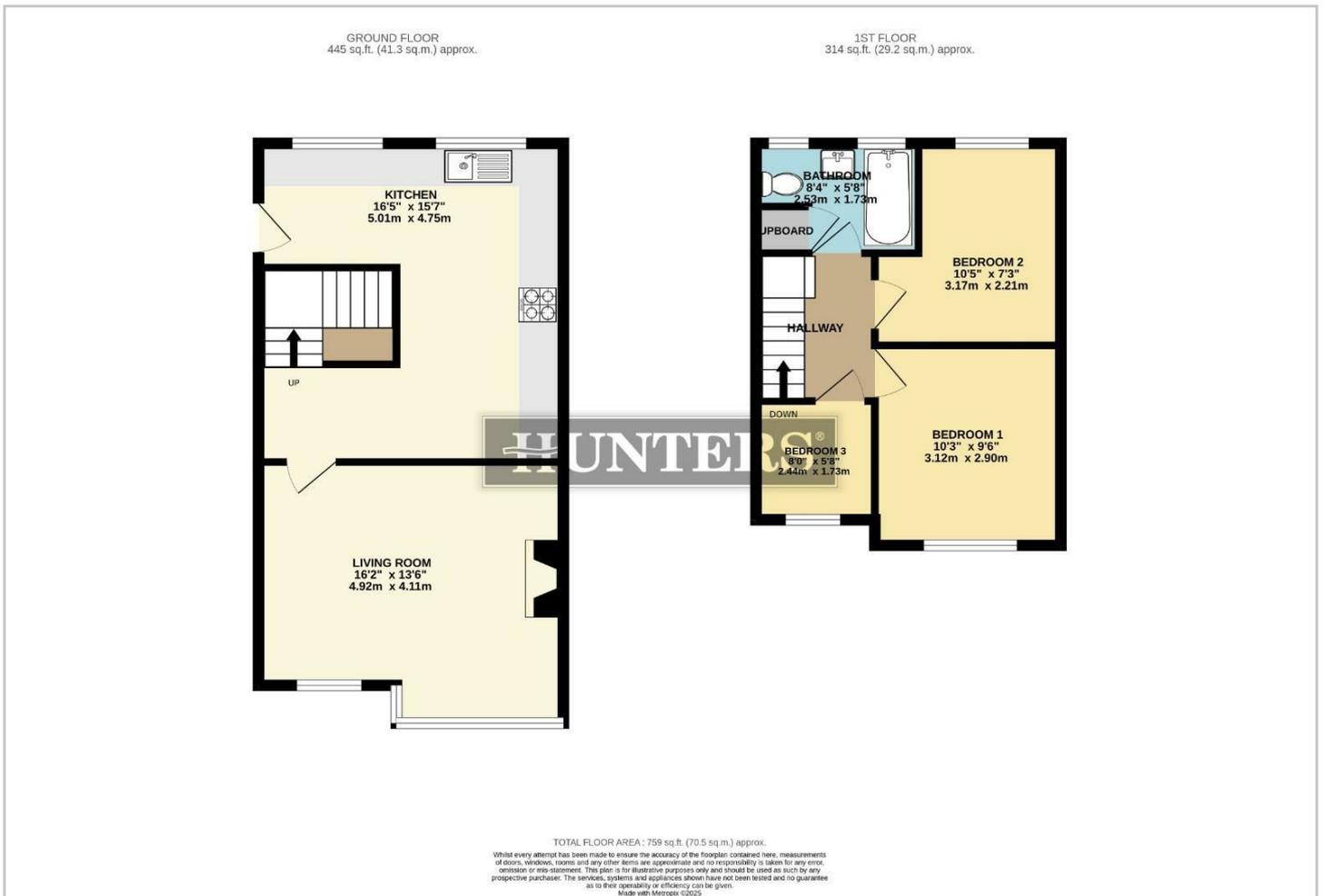
Hybrid Map



Terrain Map



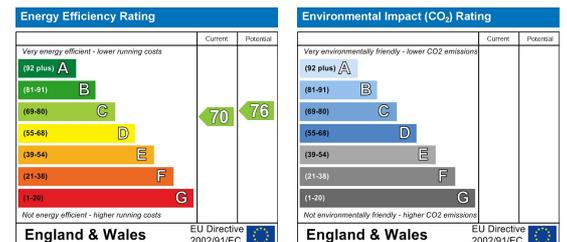
Floor Plan



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.