

HUNTERS®

HERE TO GET *you* THERE



Lilac Avenue

Scunthorpe, Lincolnshire, DN16 1JQ

Offers In The Region Of £140,000



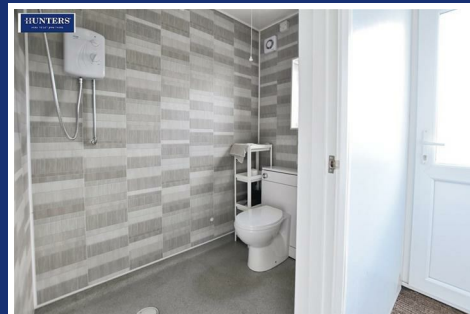
Council Tax: A



50 Lilac Avenue

Scunthorpe, Lincolnshire, DN16 1JQ

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Front

Front of the property, with a driveway, allowing for ample off road parking.

Garden

Good sized, beautifully presented garden, which is a credit to the current owners. The garden is predominantly laid to lawn, with a patio seating area, and mature shrubs and trees, offering privacy and character to the area.

Kitchen / Diner

10'2" x 22'3" (3.10m x 6.80m)

Modern, fitted kitchen / diner with ample units for storage. The kitchen leads to the dining area, offering a great space for entertaining and family gatherings.

Ground Floor Wet Room

Fully tiled wet room to the ground floor.

Lounge

10'5" x 15'5" (3.20m x 4.70m)

Well presented lounge to the rear aspect of the property.

Bedroom 1

10'2" x 15'5" (3.10m x 4.70m)

Double bedroom to the rear of the home, with fitted storage.

Bedroom 2

10'2" x 15'5" (3.10m x 4.70m)

Double bedroom to the rear of the home, with fitted storage.

Bedroom 3

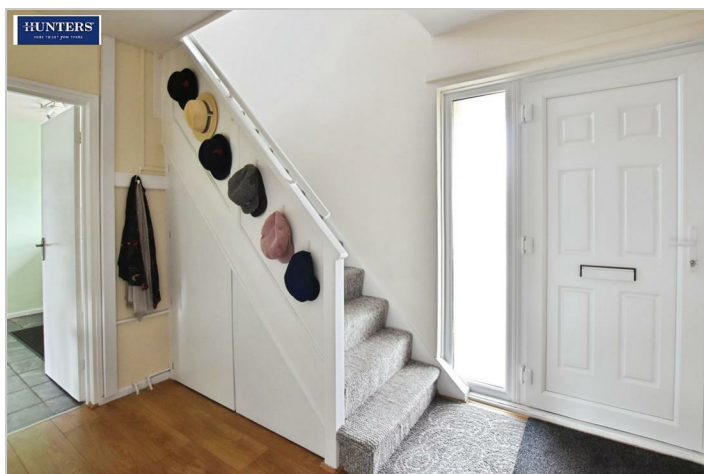
6'10" x 10'2" (2.10m x 3.10m)

Good sized third bedroom to the front of the home.

Bathroom

This ideal first time buyer / family home, which is beautifully presented throughout, briefly comprises; a generous kitchen / diner, lounge, ground floor shower room, three good sized bedrooms and a bathroom. To the front of the home there is a driveway, with off road parking for several vehicles. To the rear of the property there is a well maintained garden, offering a good sized, private area, with patio seating areas and a pond. In addition to this the home benefits from a gas central heating system and double glazing.

This property is located in a central position, close to local schools, amenities and bus routes. The home is central to both Scunthorpe and Ashby, offering further services. Viewing advised!



Road Map



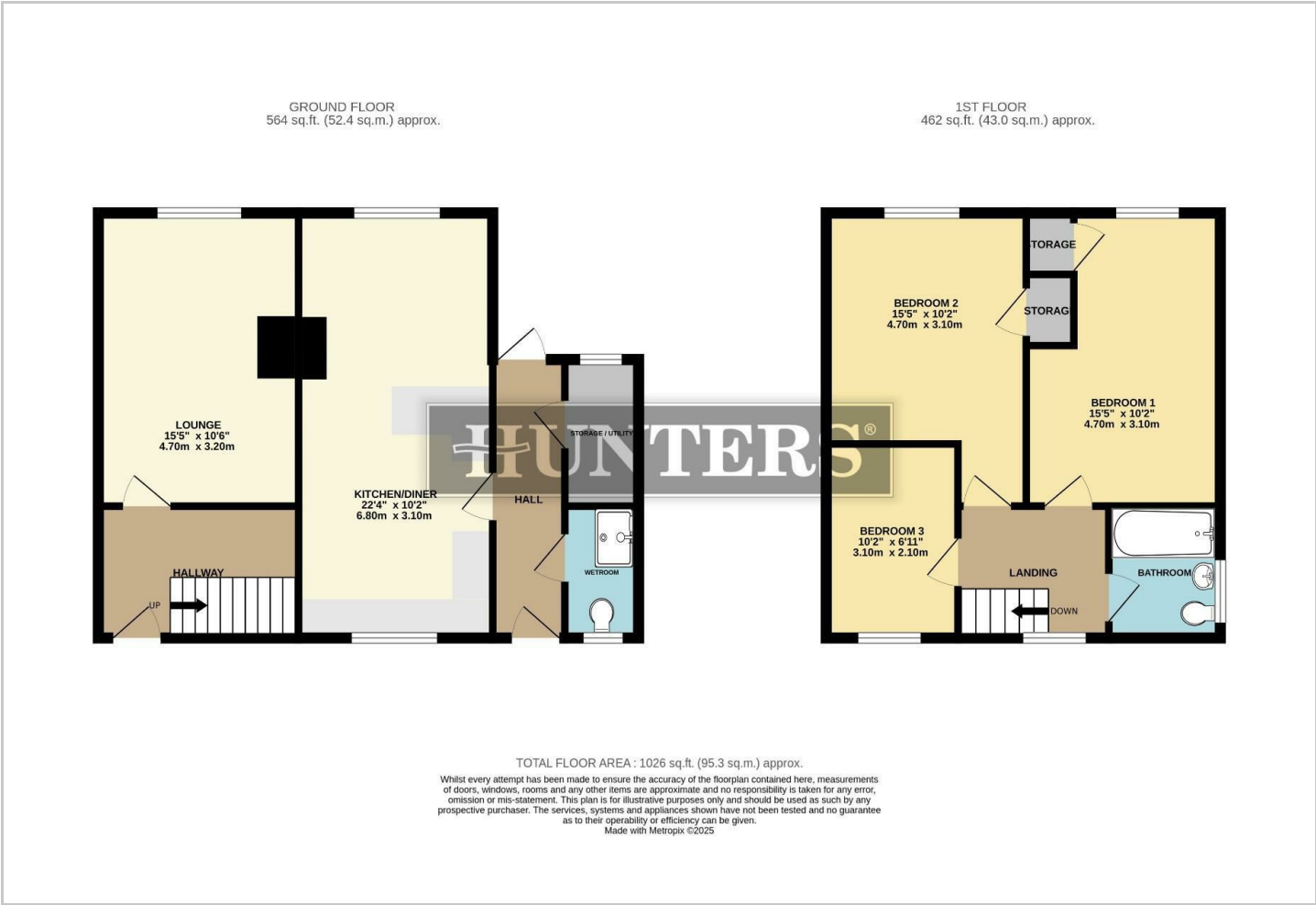
Hybrid Map



Terrain Map



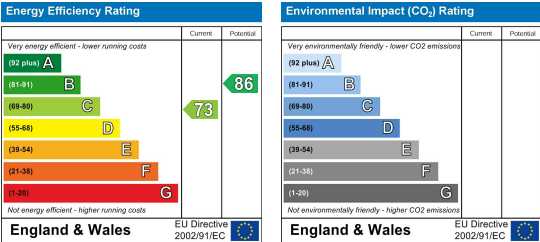
Floor Plan



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.