

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Abbey Road

Scunthorpe, DN17 1JW

Offers In The Region Of £120,000



Council Tax: A



# 63 Abbey Road

Scunthorpe, DN17 1JW

Offers In The Region Of £120,000



## Front

Front of the home, with a driveway offering ample off road parking.

## Garden

Enclosed rear garden, which is predominantly laid to lawn, with a patio seating area.

## Lounge

10'3" x 14'11" (3.14m x 4.56m)

Generous lounge to the front of the home.

## Kitchen

10'2" x 9'5" (3.12m x 2.89m)

## Conservatory

8'11" x 10'5" (2.73m x 3.19m)

## Bedroom 1

10'4" x 11'8" (3.15m x 3.58m)

Double bedroom to the front aspect of the home.

## Bedroom 2

10'2" x 7'8" (3.12m x 2.35m)

## Bathroom

7'3" x 4'10" (2.21m x 1.48m)

This great first time buyer / investment property, which is well maintained throughout, briefly comprises; a front lounge, fitted kitchen, conservatory, ground floor wc, two double bedrooms and a family bathroom. Externally the home benefits from an enclosed rear garden, which is predominantly laid to lawn, with a patio seating area. In addition to this the home benefits from a gas central heating system, double glazing and a driveway, with off road parking. The home, which is being offered with no onward chain, is centrally located, close to local shops, amenities and bus routes!



## Road Map



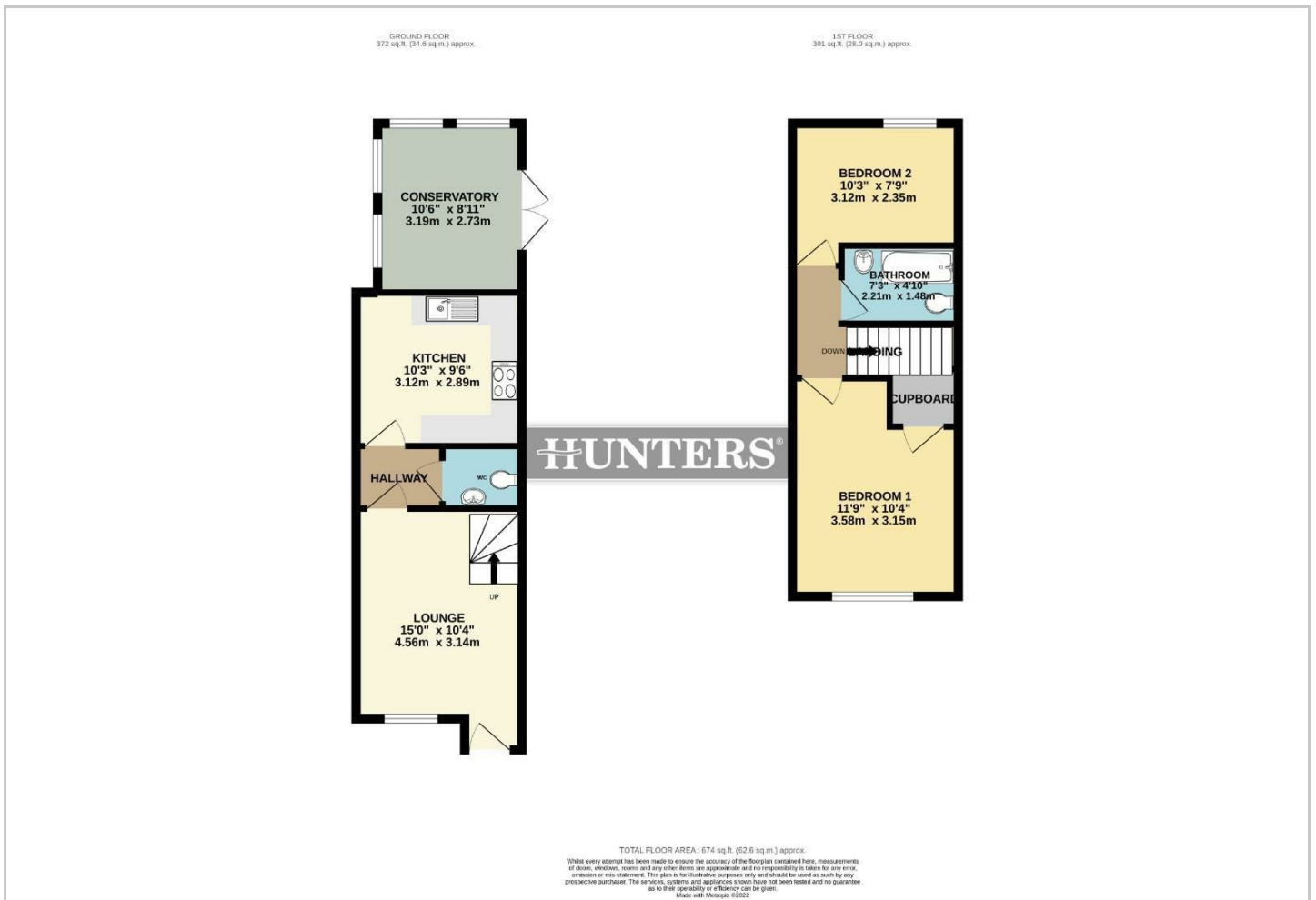
## Hybrid Map



## Terrain Map



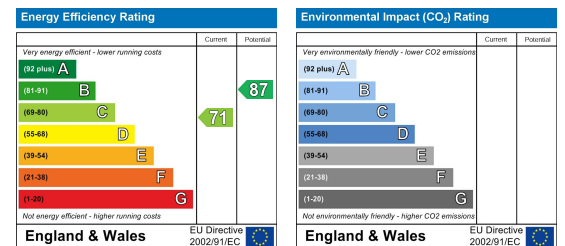
## Floor Plan



## 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.