

HUNTERS®

HERE TO GET *you* THERE



Ennerdale lane

Scunthorpe, DN16 2RW

Offers In The Region Of £155,000



Council Tax: B



44 Ennerdale lane

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Front

The front of the property features room for two to three cars in the driveway and access from the main door at the side.

Garden

A beautiful enclosed private garden laid to lawn with a patio area and surrounded by mature plants/shrubs.

Living Room

13'11" x 12'2" (4.25m x 3.70m)

This spacious living room offers a cosy space with soft furnishings. The staircase rises from the living room to the first floor.

Kitchen/Diner

12'2" x 8'8" (3.70m x 2.65m)

The kitchen/diner is well-appointed with modern units. Appliances include a gas hob, oven and extractor fan. A small dining table sits near the patio doors, which open out to the garden offering easy access to outside.

Bedroom 1

12'2" x 8'8" (3.70m x 2.65m)

Bedroom 1 is a bright and comfortable double room with a large window allowing plenty of daylight, also the room offers fitted wardrobes and storage cupboard.

Bedroom 2

12'2" x 8'10" (3.70m x 2.70m)

Bedroom 2 is a well-sized double bedroom featuring fitted wardrobes and storage.

Bathroom

8'4" x 5'10" (2.54m x 1.77m)

The first-floor bathroom is finished in a fresh and modern style with light wall tiles and wood-effect flooring. It offers a walk-in shower enclosure, WC, and wash basin.

Situated in a popular residential area of Scunthorpe, this well-presented two-bedroom semi-detached property is an ideal purchase for first-time buyers, small families, or investors.

The property comprises a welcoming entrance hall leading to a bright and spacious living room. The kitchen-diner provides plenty of space, with room for dining and convenient access to the rear garden with patio area.

Upstairs, there are two well-proportioned bedrooms and a modern family bathroom

Externally, the property benefits from an enclosed rear garden.

Conveniently located close to local amenities, schools, shops, and transport links.

Early viewing is highly recommended.



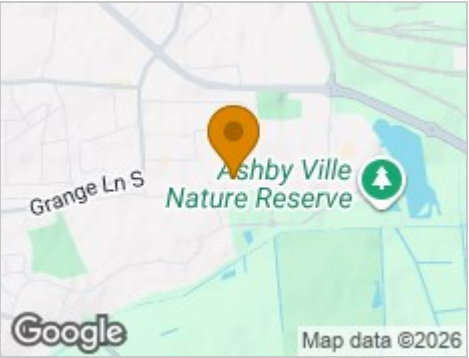
Road Map



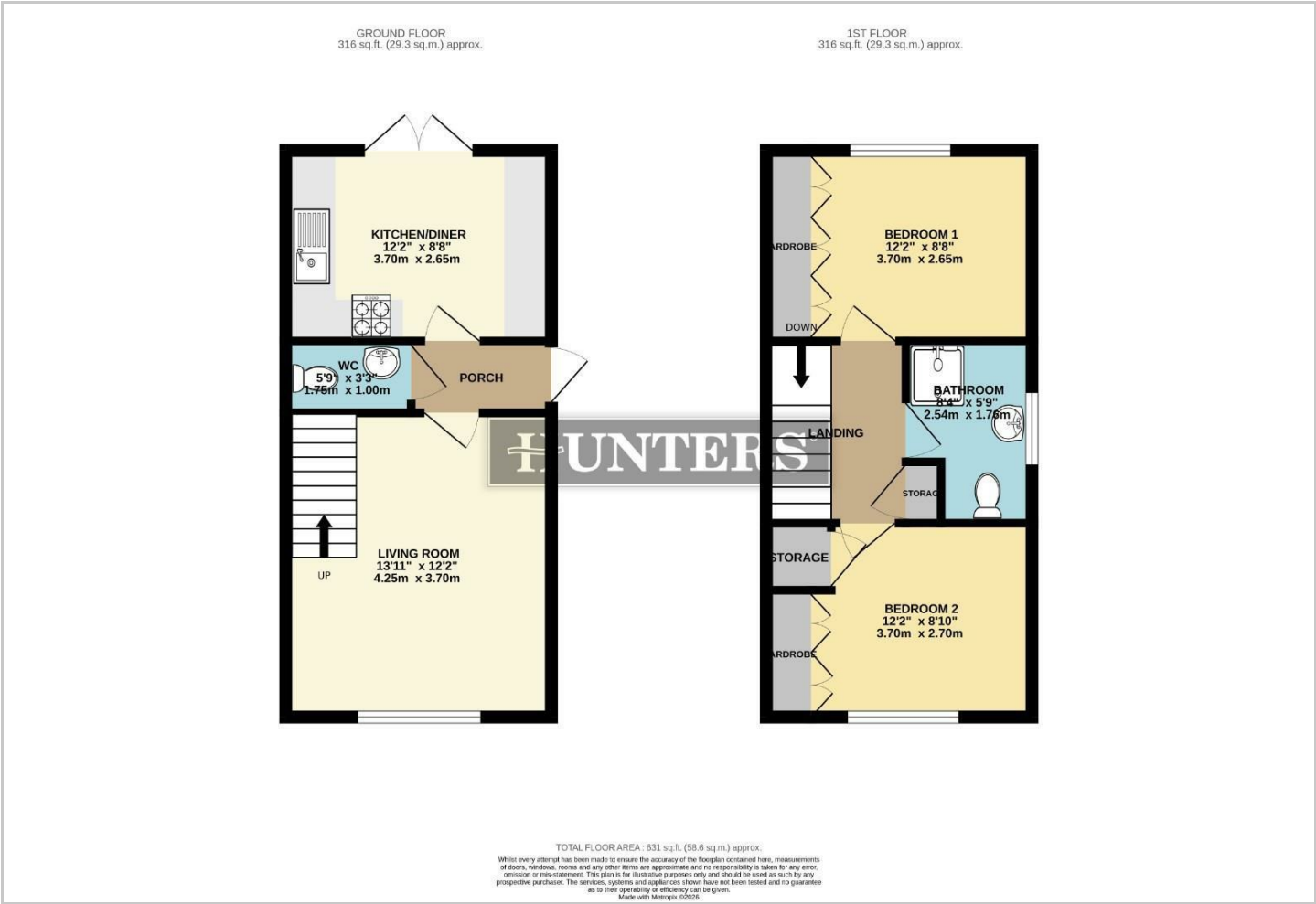
Hybrid Map



Terrain Map



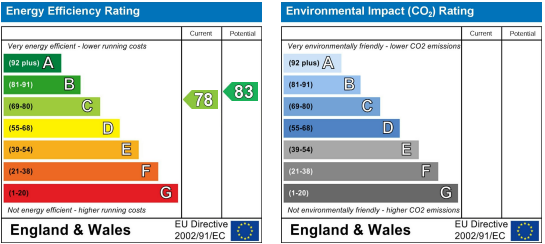
Floor Plan



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.