

# HUNTERS®

HERE TO GET *you* THERE



**Cornwall Road**

Scunthorpe, DN16 3AP

Offers In The Region Of £120,000



Council Tax: A



# 40 Cornwall Road

Scunthorpe, DN16 3AP

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## Hallway

The hallway welcomes you with warm wooden flooring and patterned wallpaper, featuring a staircase leading to the first floor.

## Living Room

10'6" x 10'6" (3.21m x 3.21m)

A spacious living room extends into a reception area, creating a generous and flexible living space. The room features a bay window that fills the space with natural light, and a classic fireplace forms an attractive focal point. The carpeted floor and neutral walls make the space feel cosy and comfortable.

## Kitchen

6'5" x 5'5" (1.95m x 1.66m)

The kitchen is fitted with wooden cabinets and grey work surfaces, providing ample storage and preparation space. A window above the sink allows natural light to brighten the room, and the tiled floor adds a practical touch.

## Bedroom 1

12'0" x 10'6" (3.66m x 3.20m)

Bedroom 1 is a bright and welcoming room with a large window that floods the space with natural light.

## Bedroom 2

10'6" x 10'6" (3.21m x 3.21m)

Bedroom 2 offers a comfortable and adaptable space,

## Bedroom 3

7'3" x 7'2" (2.22m x 2.19m)

Bedroom 3 is a smaller room currently set up as an office, with fitted shelving and a desk. The room has a window that lets in natural light and is carpeted

with a neutral patterned floor covering, ideal for a study or single bedroom.

## Bathroom

6'5" x 5'5" (1.95m x 1.66m)

The bathroom features a white suite including a bath with a shower screen, a basin set into a vanity unit, and a close coupled toilet. The tiled splashbacks and vinyl flooring add to the practical, clean feel of this well-lit room, which benefits from a window above the bath.

## Rear Garden

The rear garden is a paved and gravelled outdoor space bordered by fences, with a variety of mature plants and shrubs adding greenery. There is a greenhouse and a shed, offering both practical storage and garden interest. The garden is private and enclosed, with a pathway leading to a gate providing access to the side of the property.



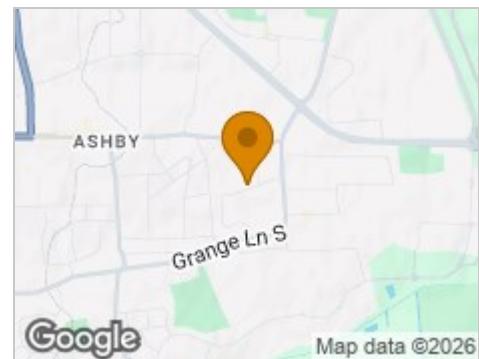
## Road Map



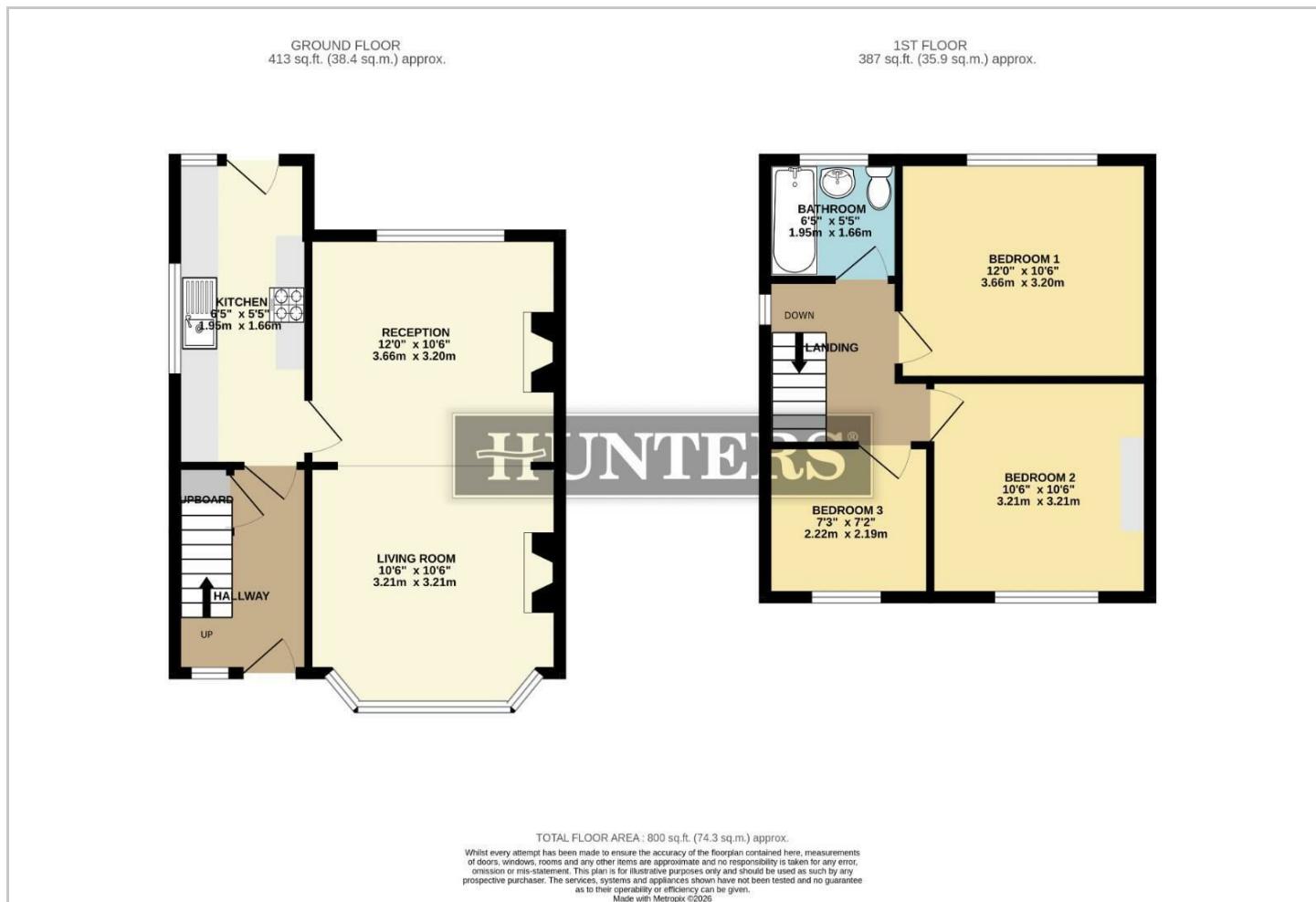
## Hybrid Map



## Terrain Map



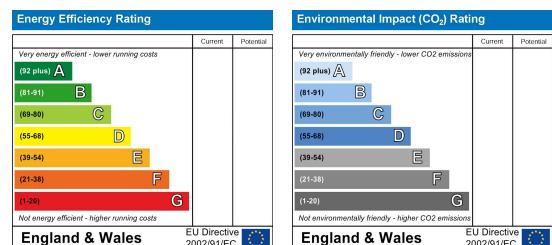
## Floor Plan



## 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.