

HUNTERS[®]

HERE TO GET *you* THERE



Birchwood Road

Scunthorpe, DN16 3HP

Offers In The Region Of £235,000



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Council Tax: C



27 Birchwood Road

Scunthorpe, DN16 3HP

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Front

Attractive front to the home, with a decorative gravel area, sitting adjacent to the driveway, which offers a driveway, with ample off road parking, leading to the garage at the rear, which benefits from electrics.

Garden

Garden to the rear, which offers a low maintenance area, which is predominantly patio, with an area of astro turf. The garden is surrounded with fencing and walls, offering a degree of privacy to the area.

Lounge / Diner

11'8" x 22'8" (3.56m x 6.93m)

Generously sized lounge / diner, which offers a lounge area, leading through an archway to the dining space at the rear - which has sliding doors allowing access to the garden.

Kitchen

9'3" x 13'8" (2.83m x 4.19m)

Modern and well presented kitchen to the rear, which has ample wall and floor units for storage. The kitchen also benefits from an integral oven, hob, extractor fan and fridge / freezer.

Bedroom 1

11'4" x 11'10" (3.46m x 3.61m)

Double bedroom to the front aspect of the property.

Bedroom 2

10'11" x 11'4" (3.35m x 3.46m)

Double bedroom to the rear of the home.

Bedroom 3

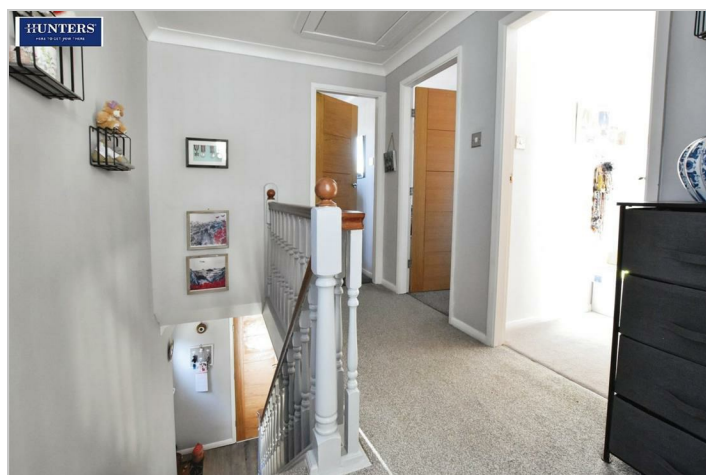
6'9" x 7'3" (2.06m x 2.22m)

Shower Room

5'4" x 6'9" (1.63m x 2.07m)

Modern, fully tiled shower room to the rear aspect, with neutral suite and walk in shower.

This beautifully presented family home, ideal for couples and families alike, briefly comprises; a generous lounge / diner, modern, fitted kitchen, three bedrooms and a modern shower room. To the front of the home, there is a decorative gravel area, sitting adjacent to the driveway - which offers ample parking and leads to the garage. To the rear there is a low maintenance garden, which is part patio, part astro turf. In addition to this the home benefits from a gas central heating system and double glazing. This attractive property is centrally located, close to local schools, amenities and bus routes. Nearby there is also Ashby, offering a variety of individual shops and restaurants. Viewing recommended!



Road Map



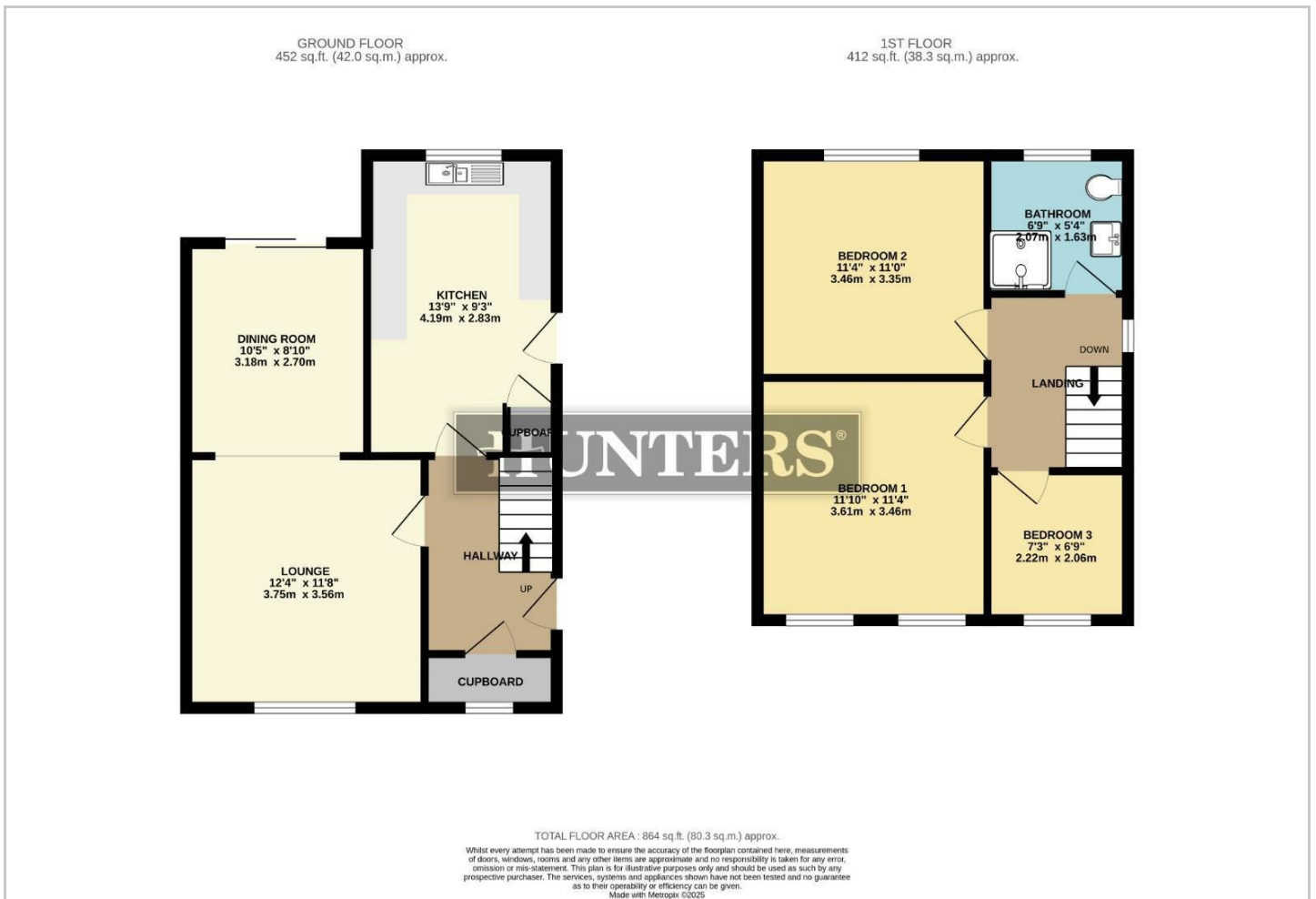
Hybrid Map



Terrain Map



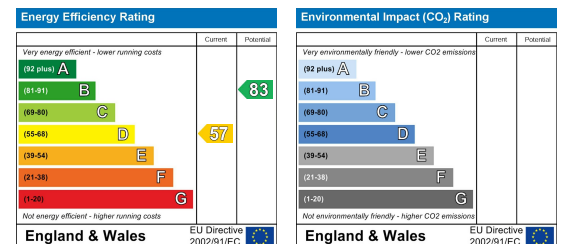
Floor Plan



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.