

# HUNTERS®

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## first avenue Ashfield Park Scunthorpe, DN17 2AS

Offers In The Region Of £87,000



Council Tax: A



# 27 first avenue Ashfield Park

Scunthorpe, DN17 2AS

Offers In The Region Of £87,000



## Front

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

## Garden

Garden to the side and rear, offering a good exterior space, which is predominantly gravel with a patio seating area. The garden is surrounded with fencing, offering a degree of privacy to the area it also benefits from a brick outbuilding.

## Lounge

11'6" x 10'4" (3.53m x 3.15m)

Good sized lounge to the front aspect of the home.

## Kitchen

11'7" x 10'11" (3.54m x 3.33m)

Fitted kitchen, with ample base units for storage. The kitchen also benefits from an integral oven, hob and extractor fan.

## Conservatory

10'9" x 9'6" (3.30m x 2.91m)

Bright and neutrally decorated conservatory, to the rear of the property, with a door accessing the garden.

## Bedroom 1

11'6" x 9'0" (3.53m x 2.75m)

Double bedroom toward the rear of the home, with a door leading to the conservatory.

## Bedroom 2

8'11" x 5'9" (2.74m x 1.76m)

## Bathroom

5'8" x 4'8" (1.74m x 1.44m)

Bathroom, with neutral white suite.

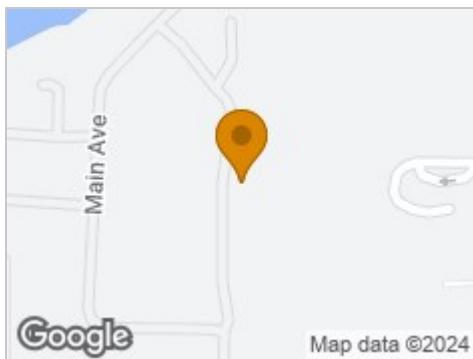
This great downsize / retirement property, which is well maintained throughout, briefly comprises; a generous front lounge, fitted kitchen, two bedrooms, a conservatory and a neutral bathroom. Externally the home has an enclosed gravel yard, with patio seating area, and a driveway offering off road parking. In addition to this the property benefits from a gas central heating system and double glazing.

The home is centrally located, close to local amenities and transportation links. Nearby there is a handy supermarket and also woodland walks.

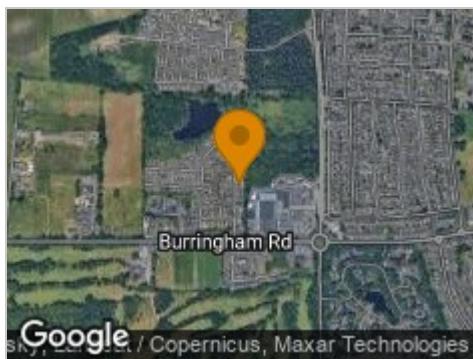
Viewing advised!



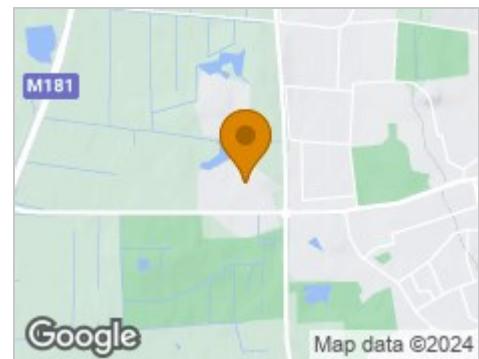
## Road Map



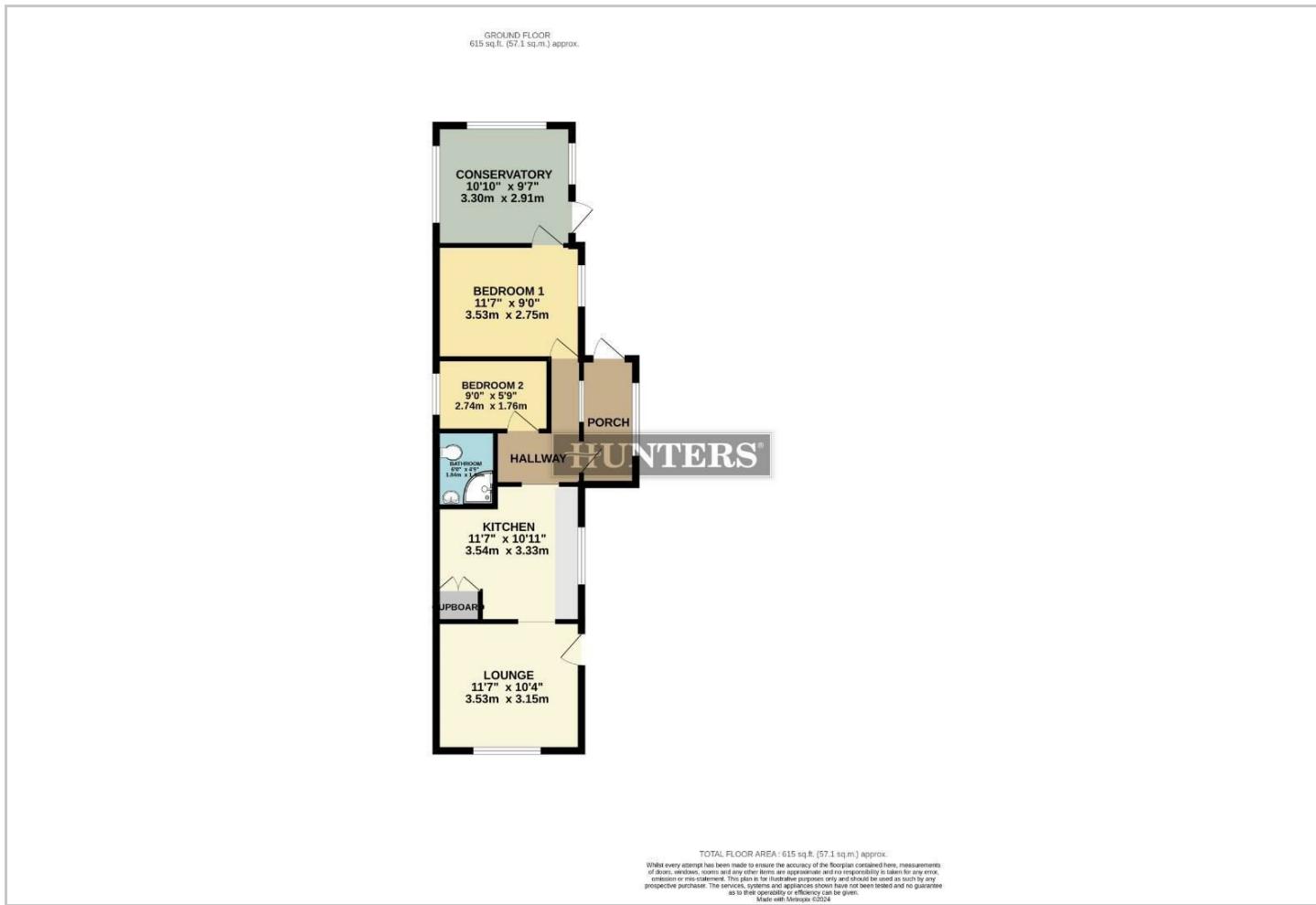
## Hybrid Map



## Terrain Map



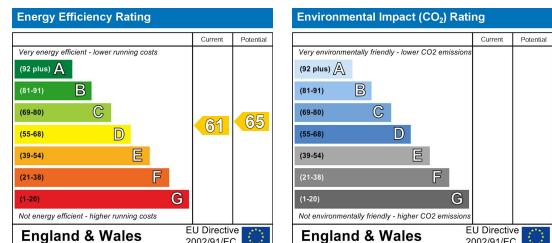
## Floor Plan



## 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.