

# HUNTERS®

HERE TO GET *you* THERE



## Beeches Avenue

Scunthorpe, DN16 3QF

Offers In The Region Of £190,000



4



1



2



E

Council Tax: C



# 10 Beeches Avenue

Scunthorpe, DN16 3QF

Offers In The Region Of £190,000



## Front

Attractive front of the home, with a grassed area surrounded with a low level wall.

## Garden

Gardens to the side and rear of the home, with side access to the off road parking and garage.

## Lounge / Diner

11'6" x 24'9" (3.52m x 7.56m)

Generously sized, dual aspect lounge / diner, with a large bay window allowing ample light into the area.

## Reception Room / Bedroom 5

8'4" x 12'2" (2.56m x 3.73m)

Second reception room to the front aspect of the home, which could be used as a further bedroom if required.

## Kitchen

10'10" x 9'9" (3.32m x 2.98m)

Fitted kitchen to the rear aspect of the home, with ample wall and floor units for storage.

## Ground floor wc

## Utility

8'4" x 5'8" (2.56m x 1.73m)

Handy utility room, with plumbing for white goods.

## Bedroom 1

14'3" x 12'2" (4.35m x 3.72m)

Double bedroom to the front aspect of the home, benefiting from fitted storage.

## Bedroom 2

8'3" x 13'10" (2.52m x 4.23m)

Good sized bedroom to the front of the home.

## Bedroom, 3

11'3" x 9'5" (3.45m x 2.88m)

Double bedroom to the rear aspect of the property.

## Bedroom 4

7'11" x 7'6" (2.42m x 2.30m)

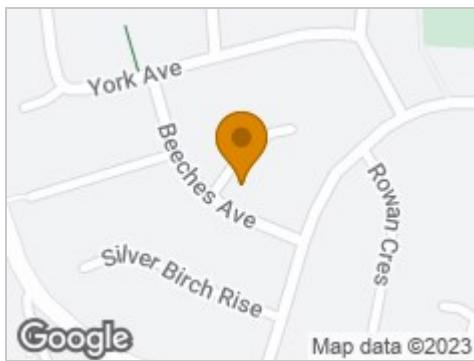
## Bathroom

6'6" x 6'2" (2m x 1.90m)

Modern bathroom, with neutral suite and heated towel rail.



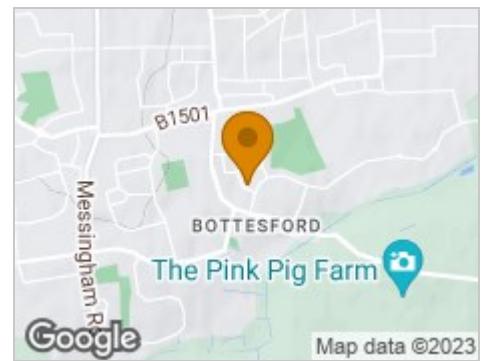
## Road Map



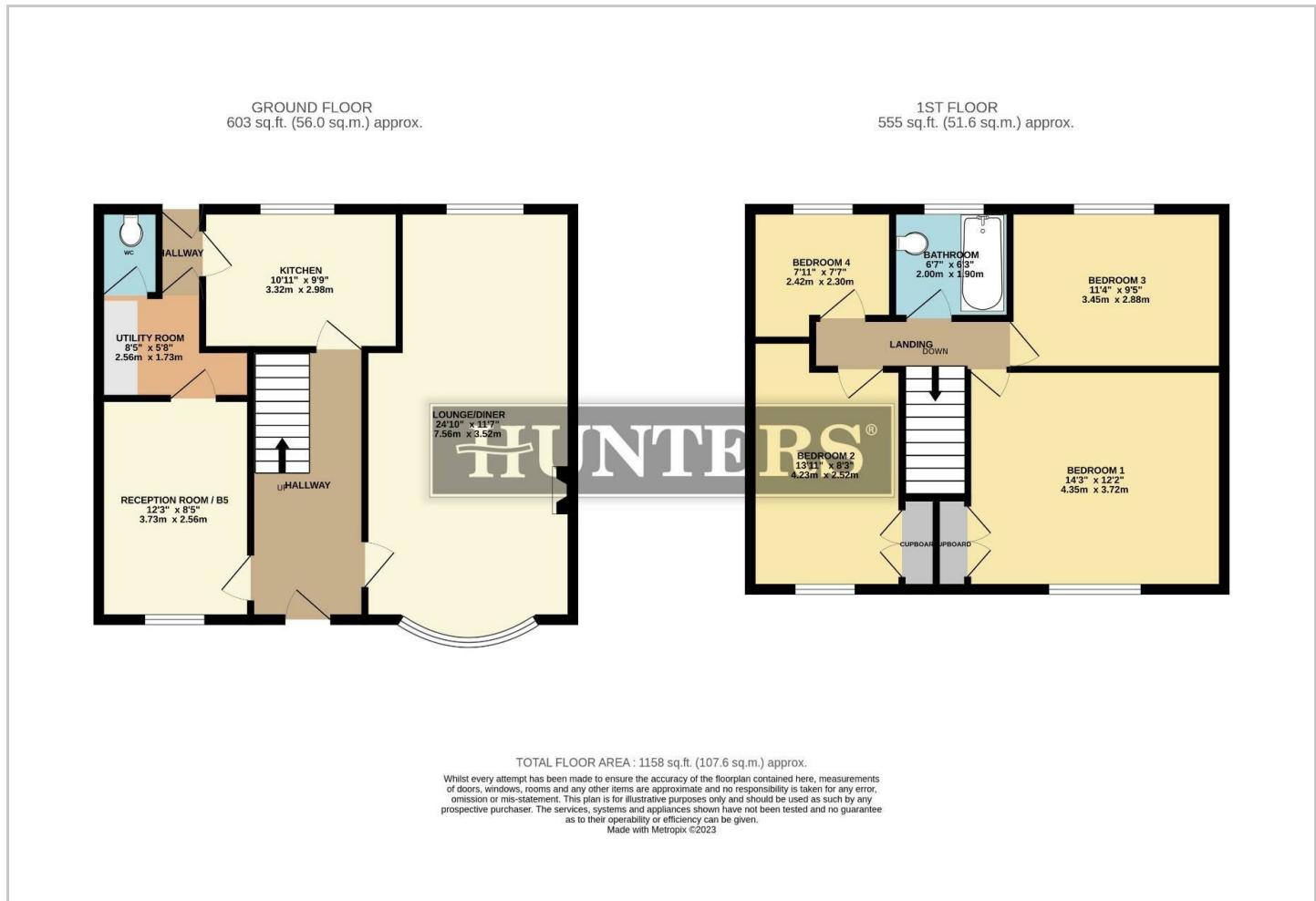
## Hybrid Map



## Terrain Map



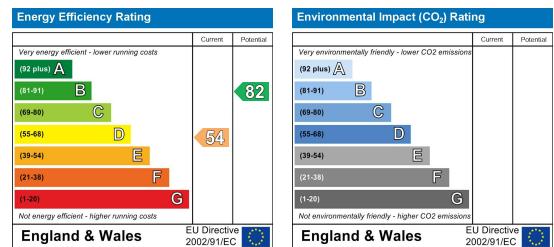
## Floor Plan



## 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.