

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## St. Chads Road

Scunthorpe, DN16 1RF

Offers In The Region Of £110,000



Council Tax:



# 4 St. Chads Road

Scunthorpe, DN16 1RF

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## Front Exterior

The front exterior of the property presents a traditional brick semi-detached house with a pitched tiled roof. It is bordered by a low stone wall and mature greenery, with a paved footpath leading to the front door.

## Rear Garden

An enclosed rear garden that offers a paved patio area adjacent to the property, perfect for outdoor seating and entertaining. Beyond this, a lawned section is bordered by mature hedging, providing privacy and a pleasant green space. A gate at the rear gives access to an area for off road parking.

## Lounge/Diner

24'2" x 11'11" (7.37m x 3.63m)

A spacious lounge and diner to the rear of the home.

## Kitchen

10'10" x 9'8" (3.29m x 2.94m)

A well-appointed kitchen fitted with modern cream cabinetry and wood-effect work surfaces, arranged in a practical L-shape.

## Utility Room

8'1" x 5'11" (2.46m x 1.81m)

A handy utility room, with plumbing for white goods.

## WC

6'0" x 4'5" (1.84m x 1.34m)

Handy ground floor wc.

## Bedroom 1

12'11" x 10'11" (3.94m x 3.32m)

A larger double bedroom with neutral decor and carpeted flooring, with fitted storage.

## Bedroom 2

10'11" x 10'11" (3.32m x 3.32m)

A second double bedroom which benefits from a fitted wardrobe.

## Bedroom 3

9'0" x 8'3" (2.75m x 2.51m)

A smaller third bedroom, ideal for a single bed or use as a study, including a built-in wardrobe for convenient storage.

## Bathroom

6'8" x 5'7" (2.02m x 1.70m)

A fully tiled bathroom suite comprising a bath with overhead shower and screen, toilet, and pedestal wash basin.



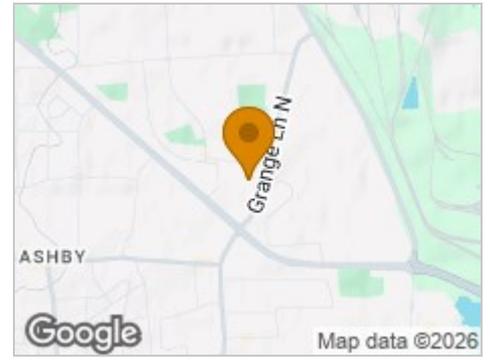
## Road Map



## Hybrid Map



## Terrain Map



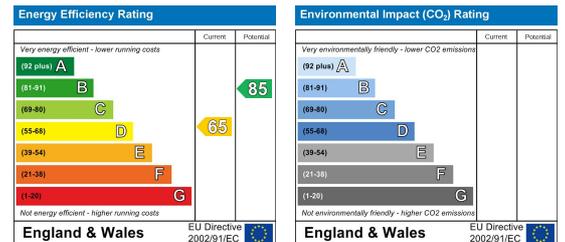
## Floor Plan



## 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.