

# HUNTERS®

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## Gadwall Way

Scunthorpe, DN16 3UU

Offers In The Region Of £127,000



Council Tax: B



# 2 Gadwall Way

Scunthorpe, DN16 3UU

Offers In The Region Of £127,000



## Front

Front of the home, with an allocated parking spot and garage.

## Garden

Low maintenance rear garden, which is part patio, part decorative gravel. The area is surrounded with fencing, offering a degree of privacy to the area.

## Lounge

12'6" x 15'9" (3.83m x 4.82m)

Generous lounge to the front of the home, which has a staircase leading to the first floor.

## Kitchen

12'5" x 8'3" (3.79m x 2.54m)

Fitted kitchen to the rear of the property, which has ample wall and floor units for storage. The kitchen also benefits from an integrated oven, hob and extraction fan, and has an external door accessing the garden.

## Ground Floor wc

## Bedroom 1

12'6" x 12'0" (3.83m x 3.66m)

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

## Bedroom 2

12'6" x 8'9" (3.82m x 2.68m)

Double bedroom to the rear of property.

## Bathroom

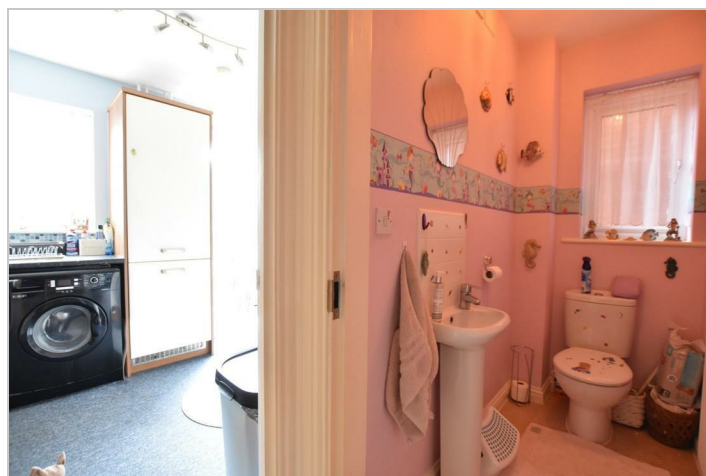
6'9" x 5'6" (2.07m x 1.69m)

Fully tiled bathroom to the rear of the home, which benefits from a neutral suite.



This ideal first time buyer / family home, which is well presented throughout, briefly comprises; a generous reception room, fitted kitchen, ground floor wc, two double bedrooms and a family bathroom. Externally the home benefits from a low maintenance rear garden, allocated parking and a garage. In addition to this the property benefits from a gas central heating system and double glazing.

This home is centrally located, close to local schools, amenities and transportation links. Also nearby there is the Ashby Ville nature reserve and Bottesford Beck - with picturesque walks, ideal for families and dog walks. Viewing advised!



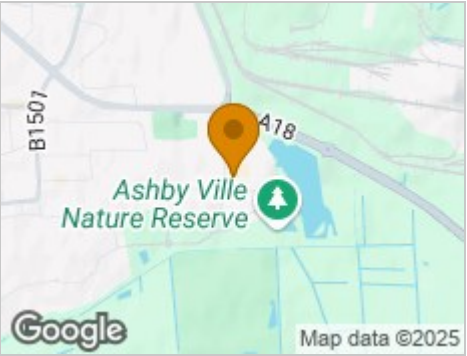
Road Map



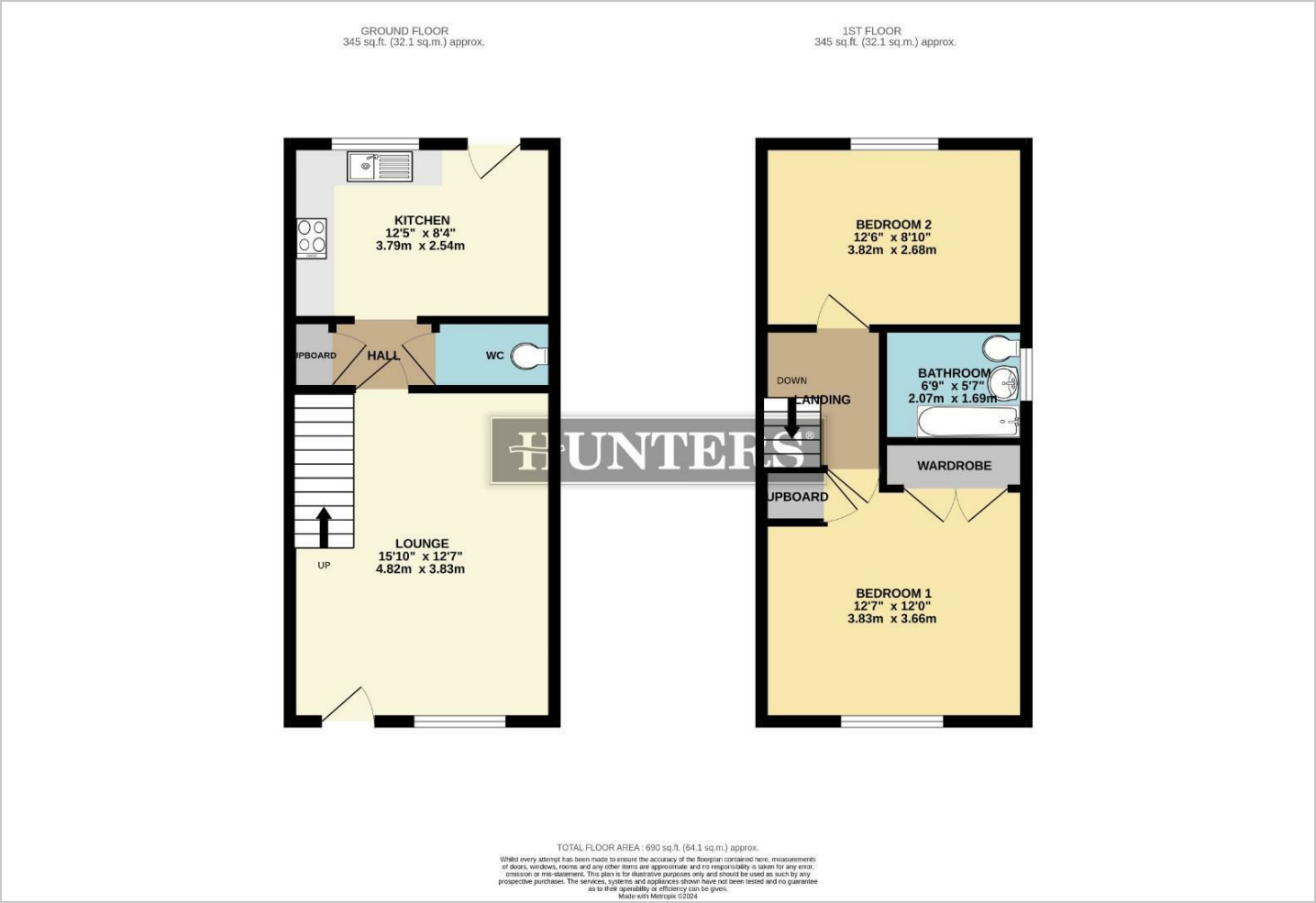
Hybrid Map



Terrain Map



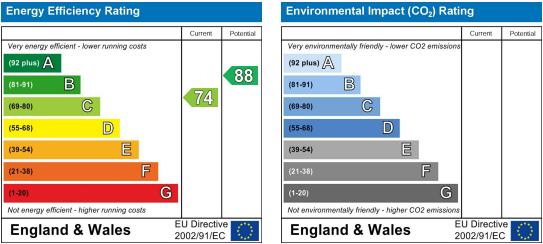
Floor Plan



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.