

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Sheffield Park Avenue

Scunthorpe, DN15 8PJ

Offers In The Region Of £190,000



Council Tax: B





# 27 Sheffield Park Avenue

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## Front

Traditional front to the property, with large bay windows - overlooking Sheffield Park. To the front there is a grassed area, sitting adjacent to the driveway, which offers off road parking for several vehicles.

## Garden

Good sized garden to the rear, which is part patio seating area, part laid to lawn. The garden is surrounded with fencing, offering a degree of privacy to the area.

## Lounge

11'11" x 11'5" (3.64m x 3.49m)

Neutrally decorated, generously sized lounge to the front of the home, with double doors accessing the second reception room - ideal for entertaining/ family gatherings.

## Reception Room 2

11'11" x 12'6" (3.65m x 3.82m)

Bright and spacious second reception room, leading from the lounge, with doors opening through to the kitchen / diner at the rear.

## Kitchen / Diner

18'0" x 15'8" (5.49m x 4.80m)

Open plan kitchen / diner to the rear of the home, with ample fitted wall and floor units for storage. The kitchen offers a great space for entertaining, and has french windows accessing the garden.

## Utility Room

6'11" x 9'4" (2.12m x 2.86m)

Handy utility room, with plumbing for white goods.

## Bedroom 1

11'10" x 11'5" (3.63m x 3.48m)

Generous double bedroom to the front aspect of the home, with a large bay window, allowing ample light to the area.

## Bedroom 2

11'11" x 12'6" (3.64m x 3.82m)

Double bedroom to the rear of the property, benefiting from fitted storage.

## Bedroom 3

6'11" x 8'2" (2.11m x 2.49m)

## Bathroom

6'10" x 6'5" (2.09m x 1.98m)

Bathroom, with neutral white suite.

Welcome to Sheffield Park Avenue, a charming semi-detached house, located in the heart of Scunthorpe. This traditional home, built in the 1930s, boasts a perfect blend of character and modern convenience.

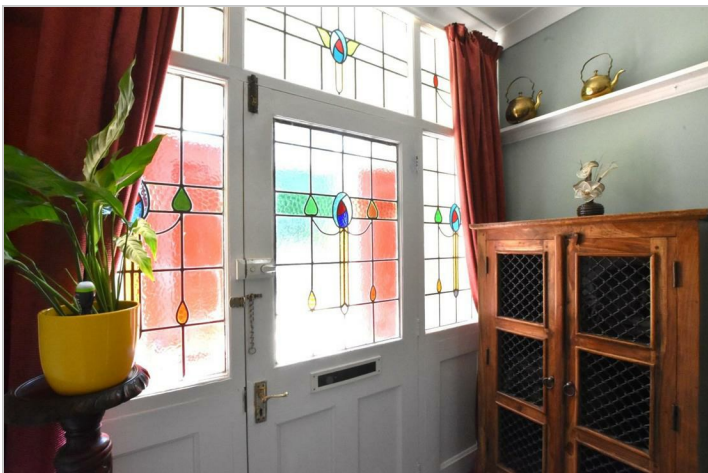
As you step inside, you are greeted by two inviting reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. With three bedrooms, there is ample space for the whole family to unwind and make lasting memories.

The open plan kitchen/diner is a focal point of the house, offering a wonderful space to cook up delicious meals and enjoy them with family and friends.

There are also two further reception rooms, providing ample space for growing families.

One of the highlights of this home is its good-sized garden, providing a tranquil retreat where you can enjoy the outdoors in the privacy of your own space. Imagine sipping your morning coffee while overlooking the park, a picturesque view that adds a touch of serenity to your everyday life.

The home is close to local schools, amenities and transportation links. Viewing advised!



Road Map



Hybrid Map



Terrain Map



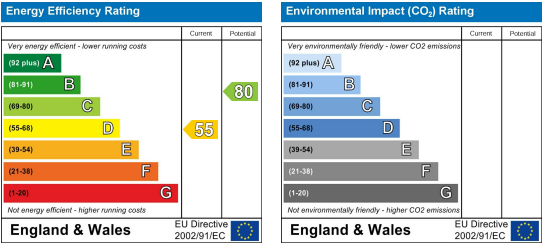
Floor Plan



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.