

# HUNTERS®

HERE TO GET *you* THERE



## Ferry Road

Scunthorpe, DN15 8EB

Offers In The Region Of £145,000



Council Tax: B





# 252 Ferry Road

Scunthorpe, DN15 8EB

Offers In The Region Of £145,000



## Front

Attractive front to the home, with a lawn area, with mature shrubs, sitting adjacent to the driveway, which offers ample off road parking leading to the garage at the rear. The front of the home overlooks the Atkinsons Warren nature reserve.

## Garden

Good sized garden, which is laid to lawn, with a decorative gravel area. The garden is surrounded with mature shrubs and fencing, offering a degree of privacy to the area.

## Lounge / Diner

12'7" x 20'6" (3.85m x 6.25m)

Generously sized, dual aspect lounge / diner.

## Kitchen

12'2" x 9'4" (3.71m x 2.85m)

Fitted kitchen to the rear of the property, benefiting from ample wall and floor units for storage. The kitchen also benefits from an integral oven, hob and extractor fan.

## Ground Floor wc

## Bedroom 1

12'0" x 11'3" (3.68m x 3.43m)

Double bedroom to the front aspect of the home, with a large window allowing ample light into the area, benefiting from ample fitted storage.

## Bedroom 2

12'0" x 8'5" (3.68m x 2.59m)

Neutrally decorated double bedroom, benefiting from fitted storage.

## Bedroom 3

9'1" x 6'3" (2.77m x 1.91m)

## Bathroom

9'1" x 5'1" (2.79m x 1.55m)

Bathroom, with neutral suite - with corner bath and walk in shower.

This ideal first time buyer / family home, which is being offered with no onward chain, briefly comprises; a generous lounge / diner, fitted kitchen, three bedrooms and a bathroom. To the front of the home there is a driveway, offering ample off road parking, leading to the garage. To the rear of the property there is a good sized garden, which is part laid to lawn, with a gravel area. In addition to this the home benefits from a gas central heating system and double glazing.

This well presented property is located close to local schools, amenities and transportation links. Nearby there are two retail parks and the town centre, offering a variety of shops and restaurants. Viewing advised!



## A map snippet from Google Maps showing the Charnwood Park Estate. A red location pin is placed on a road. The map includes labels for 'B1216', 'A1077', 'CHARNWOOD PARK ESTATE', 'CROSBY', and 'Ferry Rd'. The Google logo and 'Map data ©2024 Google' are visible at the bottom.

GROUND FLOOR  
425 sq.ft. (39.4 sq.m.) approx.

1ST FLOOR  
405 sq.ft. (37.6 sq.m.) approx.

The floor plan is divided into two main sections: the Ground Floor on the left and the 1st Floor on the right, separated by a central vertical wall. The Ground Floor includes a Kitchen (12'2" x 9'4", 3.71m x 2.85m) with a light blue splashback, a Lounge/Diner (20'6" x 12'8", 6.25m x 3.85m) with a large bay window, a Hallway with an 'UP' staircase, a WC, and a Bathroom. The 1st Floor includes Bedroom 1 (12'0" x 11'3", 3.65m x 3.43m), Bedroom 2 (12'1" x 8'6", 3.68m x 2.59m), Bedroom 3 (9'1" x 6'3", 2.77m x 1.91m), a Landing with a 'DOWN' staircase, a Bathroom (5'2" x 5'1", 2.79m x 1.55m), and a Storage area. A large 'HUNTERS' logo is centered between the two floor plans.

KITCHEN  
12'2" x 9'4"  
3.71m x 2.85m

WC

BATHROOM  
5'2" x 5'1"  
2.79m x 1.55m

LOUNGE/DINER  
20'6" x 12'8"  
6.25m x 3.85m

HALLWAY

UP

DOWN

LANDING

BEDROOM 2  
12'1" x 8'6"  
3.68m x 2.59m

BEDROOM 1  
12'0" x 11'3"  
3.65m x 3.43m

BEDROOM 3  
9'1" x 6'3"  
2.77m x 1.91m

STORAGE

HUNTERS

TOTAL FLOOR AREA : 830 sq.ft. (77.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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 Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b> EU Directive 2010/63/EC		<b>England &amp; Wales</b> EU Directive 2010/63/EC	

241-243 Ashby High Street, Scunthorpe, DN16 2SQ  
Tel: 01724 700000 Email: [scunthorpe@hunters.com](mailto:scunthorpe@hunters.com) <https://www.hunters.com>