

HUNTERS®

HERE TO GET *you* THERE



Priory Road

Scunthorpe, DN17 1HY

Offers In The Region Of £159,950



Council Tax: A



18 Priory Road

Scunthorpe, DN17 1HY

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Front

Front of the home, with a shared driveway, offering off road parking, which leads through iron gates to the garage at the rear of the home.

Garden

Beautifully presented, good sized garden, which offers a great space, ideal for al fresco dining. The garden is predominantly laid to lawn, with decorative patio seating area and mature shrubs and fencing, offering a degree of privacy.

Reception Room

14'1" x 11'10" (4.31m x 3.62m)

Neutrally decorated sitting room to the rear aspect of the home, offering a bright and spacious area, with double doors accessing the garden.

Kitchen / Diner

16'9" x 11'2" (5.11m x 3.41m)

Well presented kitchen / diner, with ample wall and floor units for storage. The kitchen also benefits from an integral oven, hob and extractor fan, and leads through to the handy utility area, with plumbing for white goods.

Lounge

12'6" x 12'2" (3.82m x 3.73m)

Neutrally decorated lounge to the front aspect of the property, with a bay window offering ample light into the area.

Ground floor wc

Bedroom 1

13'5" x 12'3" (4.11m x 3.74m)

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

Bedroom 2

11'2" x 9'10" (3.42m x 3m)

Double bedroom to the rear aspect of the property.

Bathroom

6'7" x 8'2" (2.01m x 2.49m)

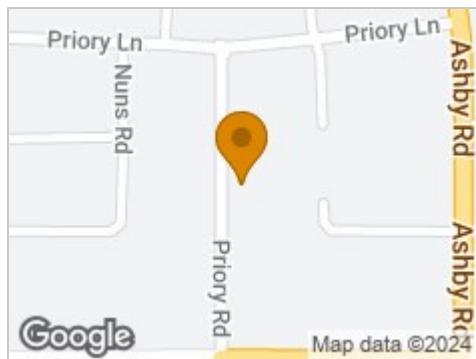
Fully tiled bathroom, with neutral suite, with fitted storage.

This beautifully presented property, which is ready to move in to, briefly comprises; two generous reception rooms, a fitted kitchen / diner, utility area, ground floor wc, two double bedrooms and a bathroom. To the front of the home there is a shared driveway, which leads through iron gates to the garage, which benefits from electrics. To the rear there is a well maintained, private garden, which is predominantly laid to lawn, with decorative patio seating areas. In addition to this the property benefits from a gas central heating system and double glazing.

This ideal first time buyer / family home is located centrally, close to local schools, amenities and bus routes. Also nearby there is Ashby, offering a variety of individual shops and restaurants and a weekly market. Viewing recommended!



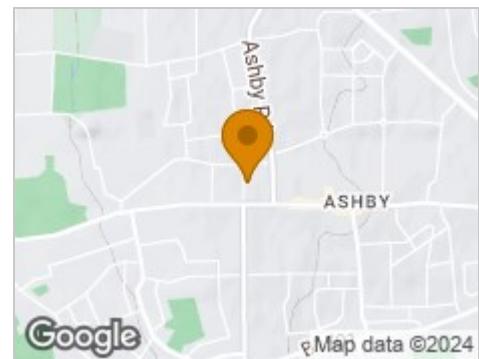
Road Map



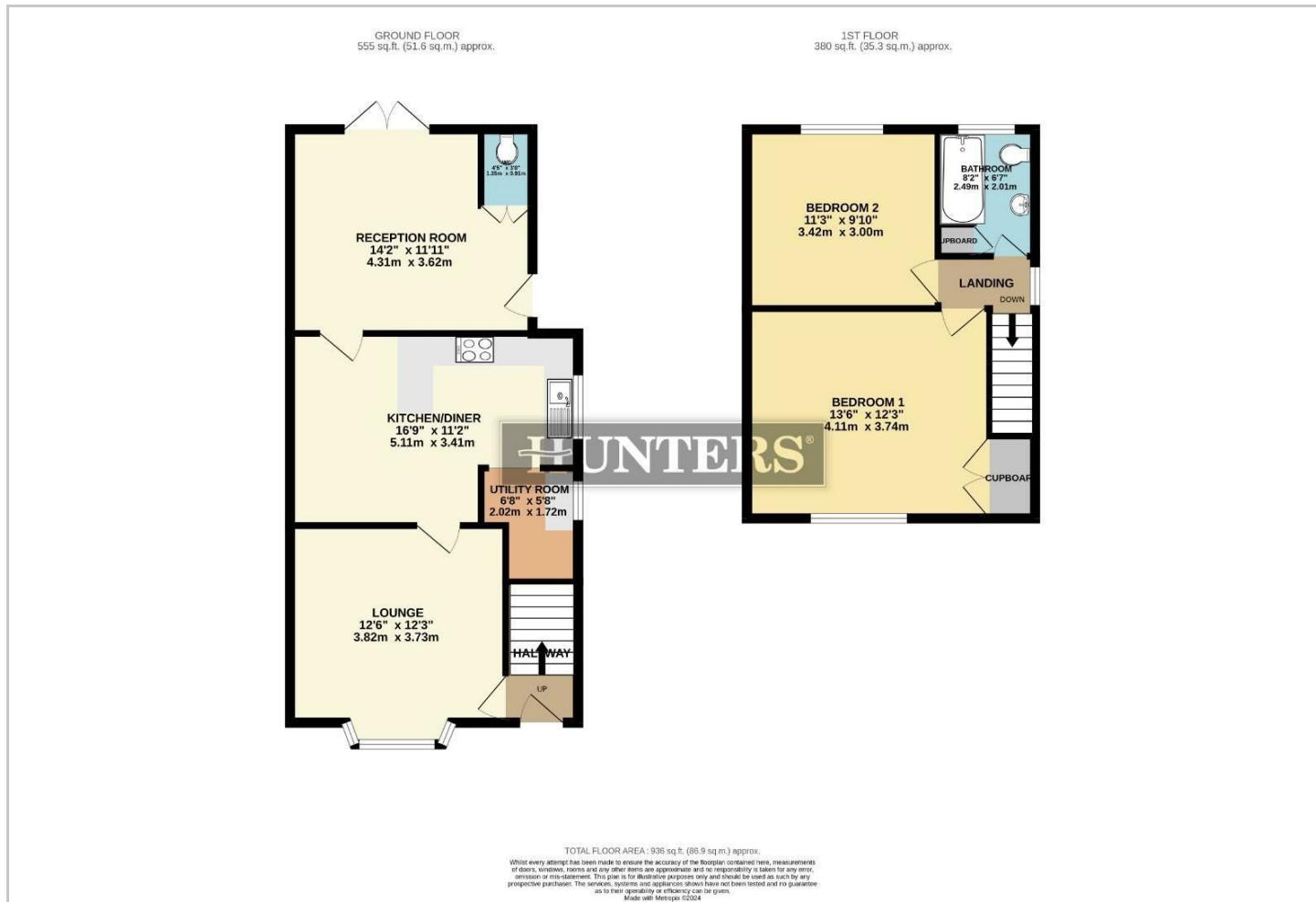
Hybrid Map



Terrain Map



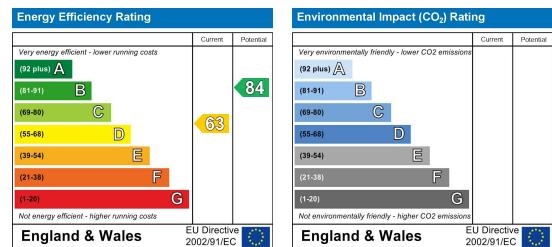
Floor Plan



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.