

HUNTERS®

HERE TO GET *you* THERE



Pinchbeck Avenue

Scunthorpe, DN16 1TH

Offers In The Region Of £125,000



Council Tax: A



11 Pinchbeck Avenue

Scunthorpe, DN16 1TH

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Front

The property is set back from the road, with a grassed area, sitting next to the driveway - offering ample off road parking.

Garden

Large garden to the rear, which is predominantly laid to lawn, with a patio seating area. The garden is surrounded with fencing, offering a degree of privacy to the area, and also houses the garage.

Lounge

14'7" x 11'4" (4.46m x 3.47m)

Neutrally decorated, generously sized lounge to the front of the home.

Kitchen

11'10" x 7'9" (3.61m x 2.37m)

Fitted kitchen to the rear of the home, with wall and floor units for storage. The kitchen has a door accessing the ground floor bathroom.

Bathroom

5'7" x 7'4" (1.71m x 2.25m)

Bathroom to the ground floor, with a neutral white suite, and housing the boiler.

Bedroom 1

14'7" x 8'4" (4.46m x 2.56m)

Neutrally decorated bedroom to the front aspect of the property, with fitted storage.

Bedroom 2

8'9" x 10'6" (2.67m x 3.21m)

Neutrally decorated room to the rear of the home.

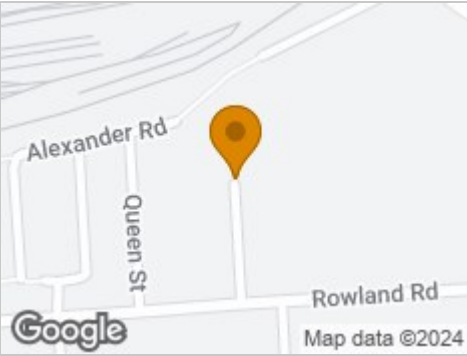
Bedroom 3

8'8" x 7'5" (2.65m x 2.27m)

This ideal first time buyer / family home, which is being offered with no onward chain, briefly comprises; a generous lounge, fitted kitchen, a ground floor bathroom and three bedrooms to the first floor. Externally the property has a large rear garden, which is predominantly laid to lawn, with a patio seating area. The home also benefits from a gas central heating system, double glazing and a driveway, offering off road parking. This home, which is neutrally decorated throughout, is located centrally, close to local schools, amenities and bus routes. The property is central to both Scunthorpe and Ashby -both offering shops, restaurants and transportation links. Viewing advised!



Road Map



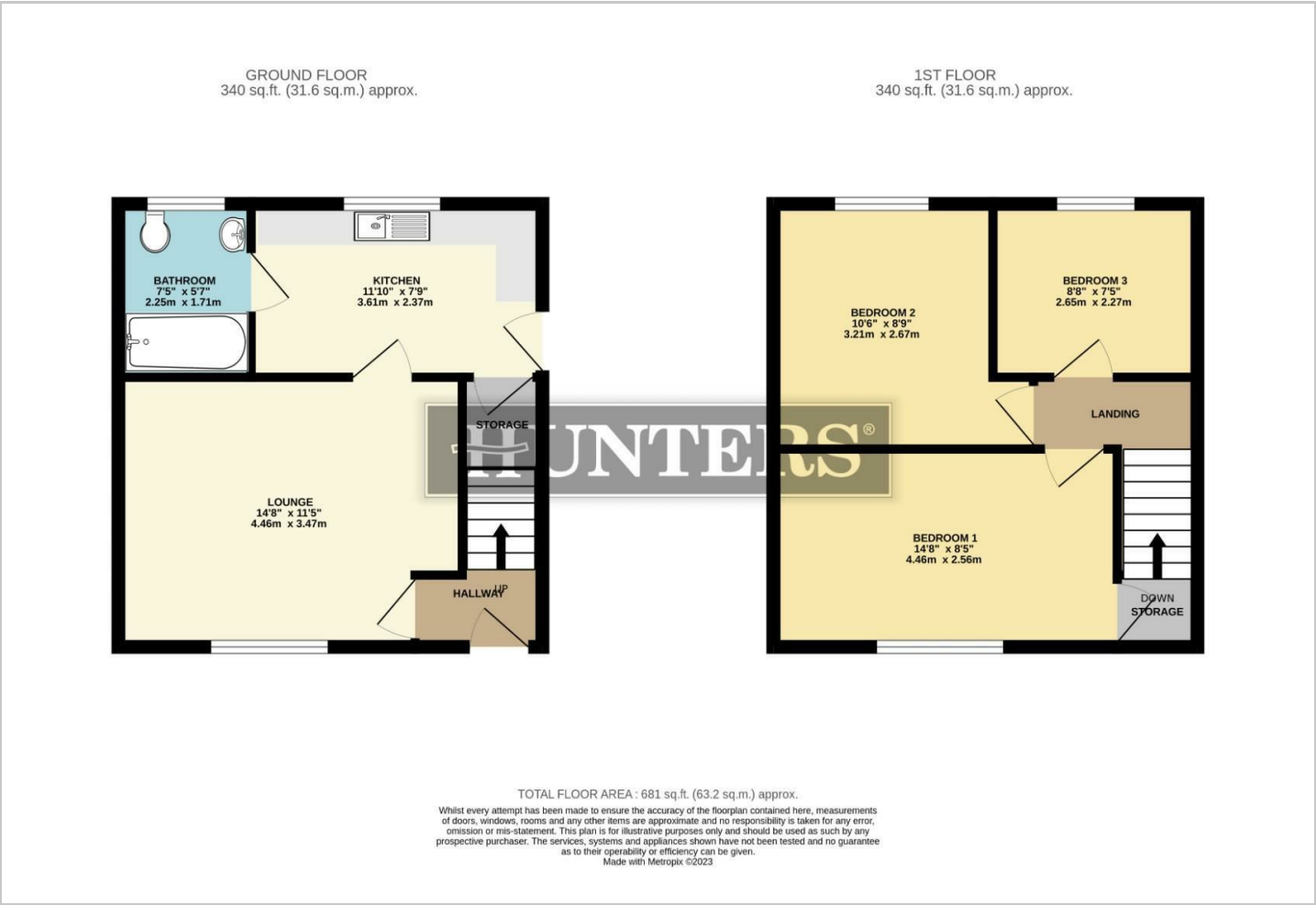
Hybrid Map



Terrain Map



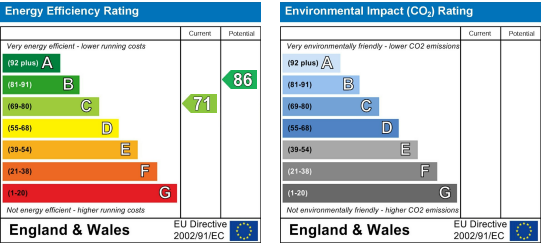
Floor Plan



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.