

HUNTERS®

HERE TO GET *you* THERE



Abbots Road

Scunthorpe, DN17 1JG

Offers In The Region Of £115,000



Council Tax: A



40 Abbots Road

Scunthorpe, DN17 1JG

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Front

Front of the home, with a grassed area, with mature shrubs and a shared driveway.

Garden

Rear garden which benefits from mature plants, shrubs and a pond. There is also a garden shed. The garden is surrounded by fencing, which provides privacy.

Lounge

12'5" 12'4" (3.79 3.78)

Generous reception room to the front aspect of the home with a bay window allowing ample of light.

Dining Room

10'9" 9'4" (3.29 2.86)

There is a good-sized dining room, which is partially open-plan to the kitchen. It also benefits from a cupboard and a door leading to the utility room

Utility

5'10" 5'11" (1.79 1.82)

Kitchen

12'0" 9'0" (3.67 2.76)

Good sized kitchen / diner to the rear of the home, which has ample wall and floor units for storage, , with an external door accessing the porch at the side of the home.

Bedroom 1

10'4" 11'6" (3.17 3.51)

Double room to the front aspect of the home with fully fitted wardrobes for ample of storage.

Bedroom 2

12'5" 10'5" (3.81 3.20)

Double bedroom to the rear of the property with fitted wardrobes.

Bedroom 3

6'9" 6'8" (2.08 2.04)

Bedroom to the front aspect of the home with fitted storage.

Boiler

Comi boiler located in the wet room, which was installed in 2023

Wet Room

5'10" 5'10" (1.79 1.79)

Wet room with natural suit and built-in storage cupboards.

IDEAL FIRST-TIME BUYER / INVESTMENT PROPERTY, LOCATED in
CENTRAL POSITION, CLOSE TO AMENITIES! 2 RECEPTION ROOMS!
UTILITY and GROUND FLOOR W/C! GOOD-SIZED GARDEN! SHARED
DRIVEWAY!



Road Map



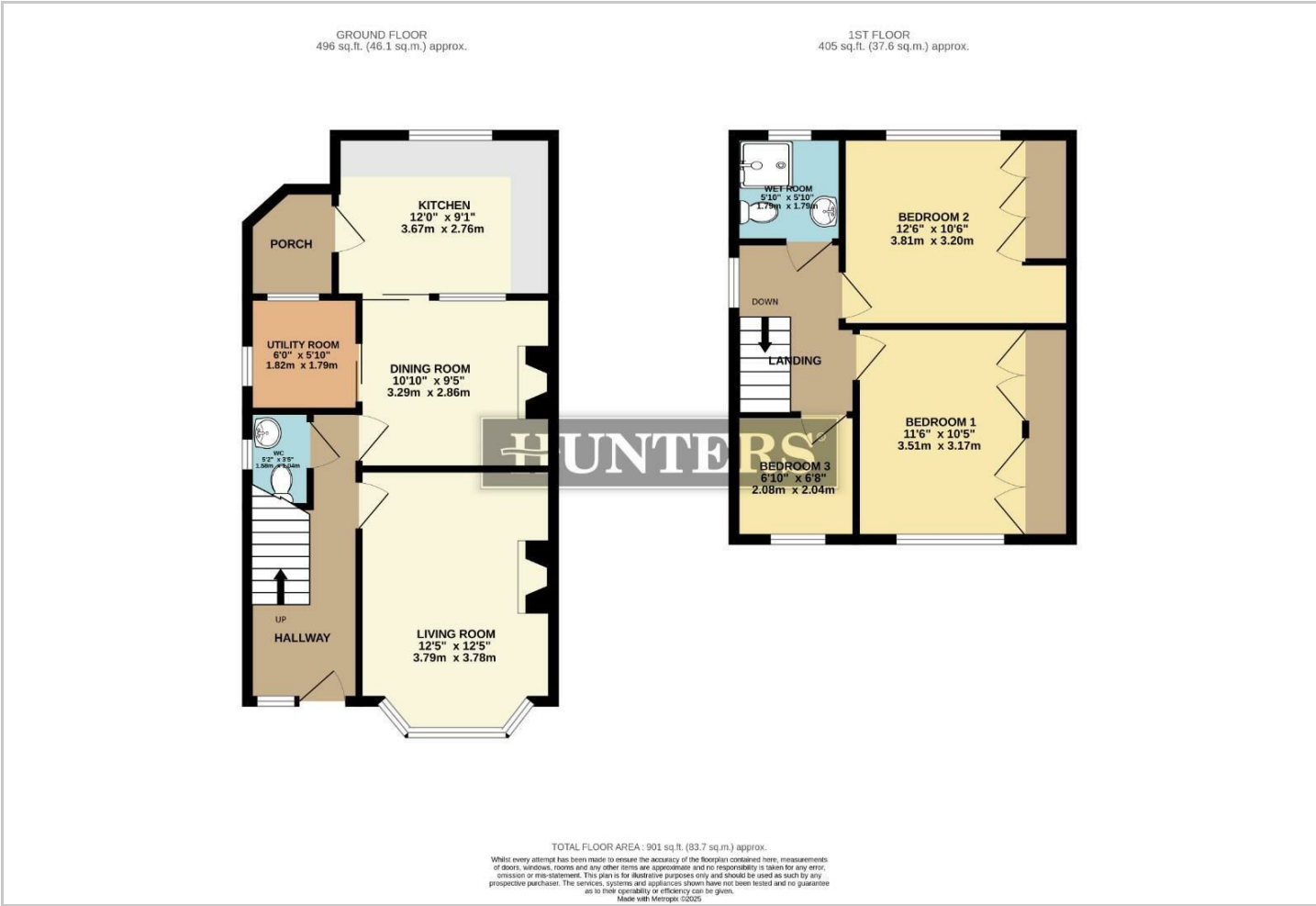
Hybrid Map



Terrain Map



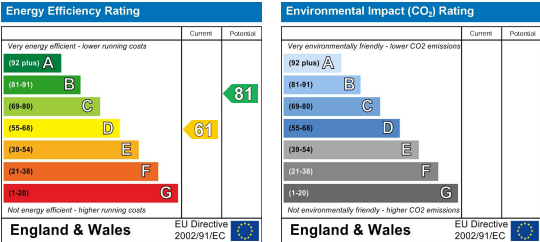
Floor Plan



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.