

HUNTERS®

HERE TO GET *you* THERE



Abbots Road

Scunthorpe, DN17 1JG

Offers In The Region Of £145,000



Council Tax: A



74 Abbots Road

Scunthorpe, DN17 1JG

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Front

Well presented front of the home, which has an area laid to lawn, sitting adjacent to the driveway, offering off road parking.

Garden

Low maintenance garden to the rear, with a patio area, surrounded with fencing - which offers a degree of privacy to the area.

Kitchen / Diner

11'8" x 13'8" (3.58m x 4.19m)

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

Lounge

14'8" x 11'3" (4.49m x 3.45m)

Neutrally decorated, generously sized lounge, with double doors leading to the handy conservatory to the rear.

Conservatory

14'9" x 11'2" (4.52m x 3.42m)

Handy conservatory to the rear of the property, with double doors opening onto the garden.

Bedroom 1

14'9" x 9'8" (4.50m x 2.97m)

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

Bedroom 2

8'2" x 9'8" (2.49m x 2.97m)

Double bedroom to the rear aspect of the home.

Bedroom 3

6'4" x 6'9" (1.95m x 2.08m)

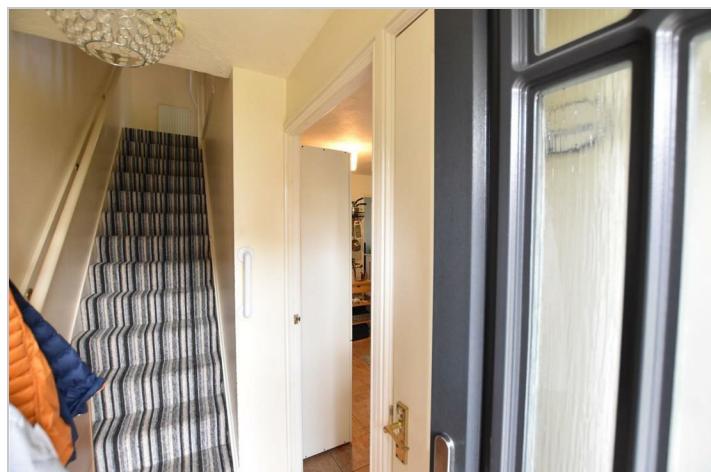
Bathroom

5'5" x 8'7" (1.67m x 2.63m)

Bathroom with neutral white suite.

This ideal first time buyer / family home, which is deceptively spacious internally, briefly comprises; a fitted kitchen / diner, good sized lounge, conservatory, three bedrooms and a family bathroom. To the front of the home, there is a grassed area, sitting adjacent to the driveway. To the rear of the property there is a low maintenance garden, which is predominantly patio, with a storage shed. In addition to this the home benefits from a gas central heating system and double glazing.

This well maintained home is located centrally, close to local schools, amenities and bus routes. Also nearby there is Ashby High Street, offering a variety of shops, restaurants and a weekly market. Viewing advised!



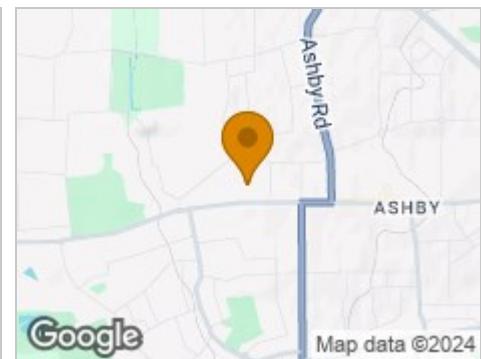
Road Map



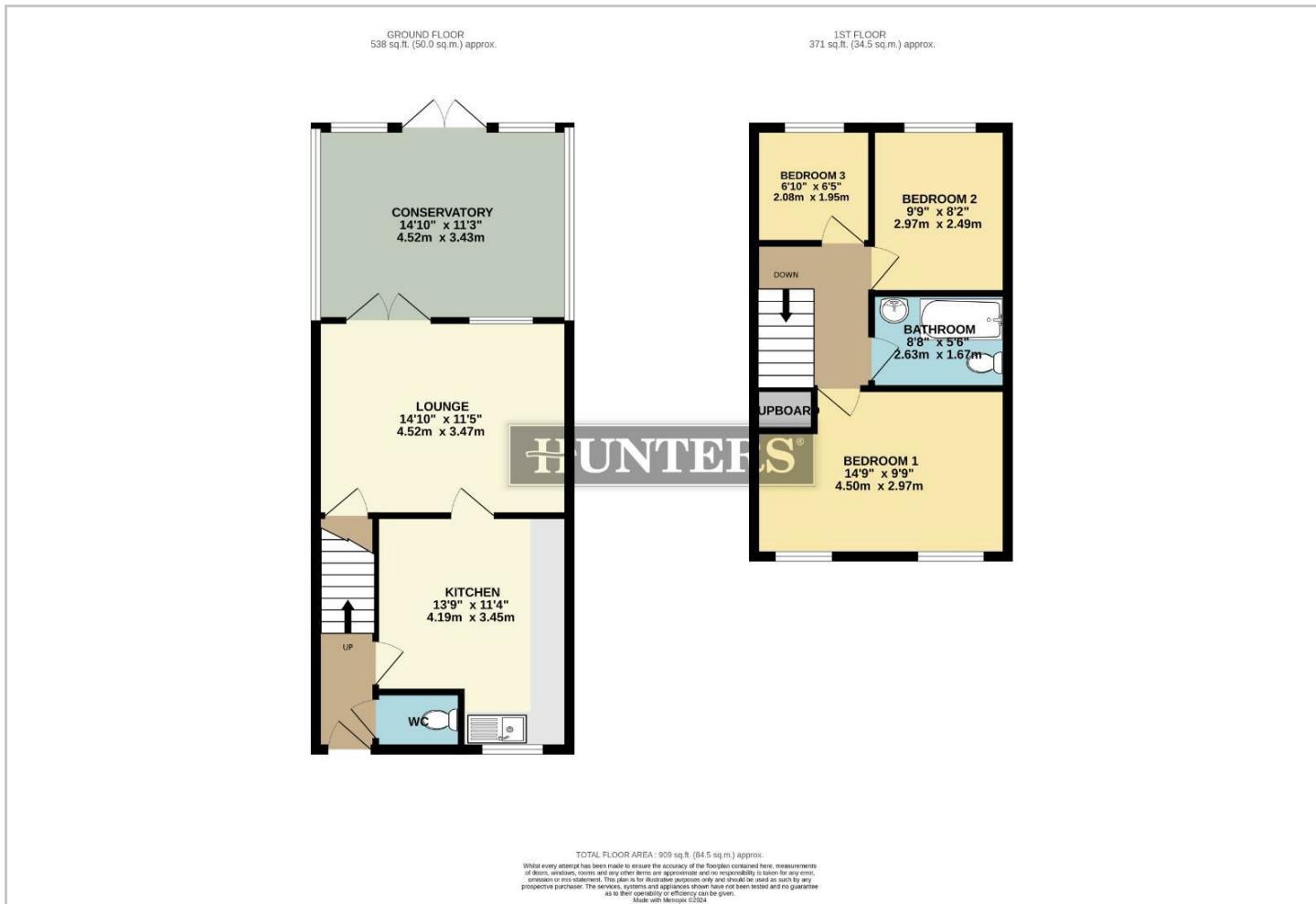
Hybrid Map



Terrain Map



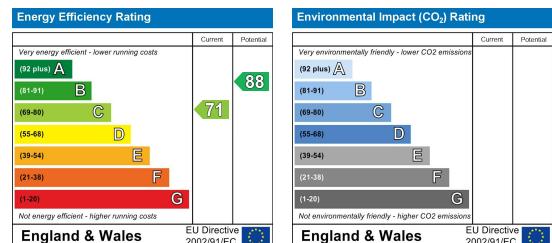
Floor Plan



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.