

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Downing Crescent

Scunthorpe, DN16 3LS

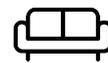
Offers In The Region Of £160,000



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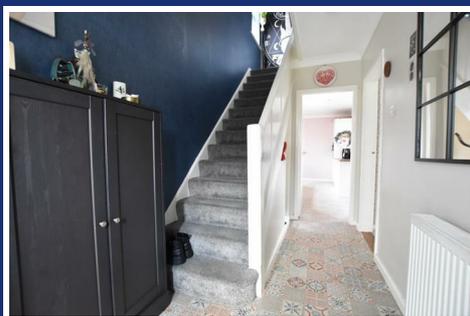
Council Tax: B



# 6 Downing Crescent

Scunthorpe, DN16 3LS

Offers In The Region Of £160,000



## Front

Front of the property, with a grassed area, which sits adjacent to the driveway, which allows for ample off road parking, leading to the garage at the rear.

## Garden

Garden, which is predominantly astro turf, with a decked seating area. The garden is surrounded with fencing, offering a degree of privacy to the area.

## Kitchen / Diner

16'10" x 15'5" (5.15m x 4.70m)

Modern, fitted kitchen / diner, with the kitchen benefiting from ample wall and floor units for storage. The kitchen opens through to the dining area - offering a great space, ideal for family gatherings and entertaining.

## Ground Floor wc

## Lounge

12'1" x 16'2" (3.70m x 4.95m)

Well presented lounge to the front aspect of the home.

## Bedroom 1

11'4" x 13'6" (3.46m x 4.12m)

Generous double bedroom to the front aspect of the home.

## Bedroom 2

10'11" x 11'8" (3.33m x 3.56m)

Double bedroom to the rear of the home.

## Bedroom 3

7'4" x 7'0" (2.25m x 2.14m)

## Bathroom

6'10" x 7'4" (2.09m x 2.25m)

Bathroom, with neutral white suite.

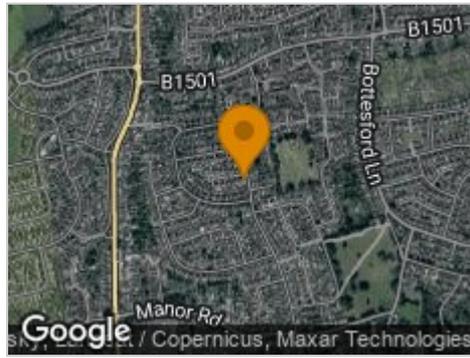
This ideal first time buyer / family home, which is being offered with no onward chain, briefly comprises; a generous kitchen / diner, front lounge, ground floor wc, three bedrooms and a bathroom. Externally the home has an enclosed rear garden, and a driveway offering ample off road parking to the front. In addition to this the property benefits from a gas central heating system and double glazing. This family home, which is well presented throughout, is located in a popular area, close to local schools, amenities and bus routes. Also nearby there is a recreational area, with park - ideal for children and dog walks. Viewing advised!



## Road Map



## Hybrid Map



## Terrain Map



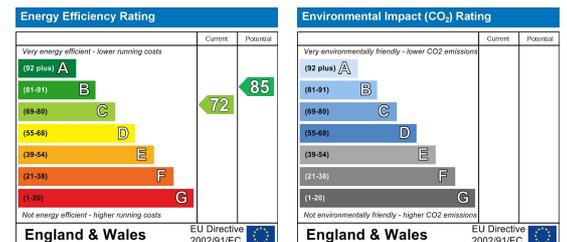
## Floor Plan



## 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.