

# HUNTERS®

HERE TO GET *you* THERE



Dean Road

Scunthorpe, DN17 1HG

Offers In The Region Of £145,000



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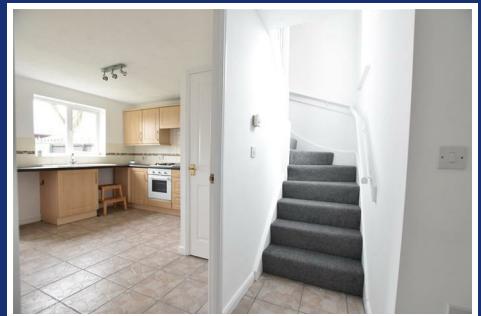
Council Tax: C



# 18 Dean Road

## Scunthorpe, DN17 1HG

Offers In The Region Of £145,000



### Front

Front of the property, with a grassed area to the front, and a driveway, offering off road parking.

Fully tiled bathroom, with neutral white suite.

### Garden

Good sized garden, 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.

### Kitchen

10'10" x 12'3" (3.32m x 3.74m)

Fitted kitchen to the rear of the property, with ample wall and floor units for storage. The kitchen also benefits from an integrated oven, hob and extractor fan, and has a door accessing the garden.

### Lounge

9'4" x 15'7" (2.85m x 4.76m)

Neutrally decorated, generously sized lounge with patio doors to the rear aspect.

### Ground floor wc

### Bedroom 1

12'1" x 9'4" (3.70m x 2.87m)

Double bedroom to the rear of the home.

### Bedroom 2

8'5" x 9'5" (2.57m x 2.89m)

Neutrally decorated double bedroom to the rear of the home.

### Bedroom 3

7'1" x 8'1" (2.18m x 2.48m)

Third bedroom to the front of the home.

### Bathroom

5'5" x 5'10" (1.67m x 1.78m)

This ideal first time buyer / family home, which is ready to move in to, briefly comprises; a generous lounge, fitted kitchen, a ground floor wc, three bedrooms and a family bathroom. Externally the property offers a driveway, with off road parking, and a good sized, enclosed rear garden, which is predominantly laid to lawn. In addition to this the home benefits from a gas central heating system and double glazing.

This neutrally decorated home, which is being offered with no onward chain, is centrally located, close to local schools, amenities and transportation links. Nearby there is a large retail park, offering a variety of shops, and a nature reserve, great for families and dog walks. Viewing advised!



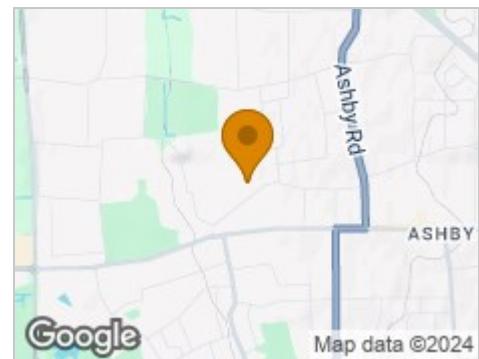
## Road Map



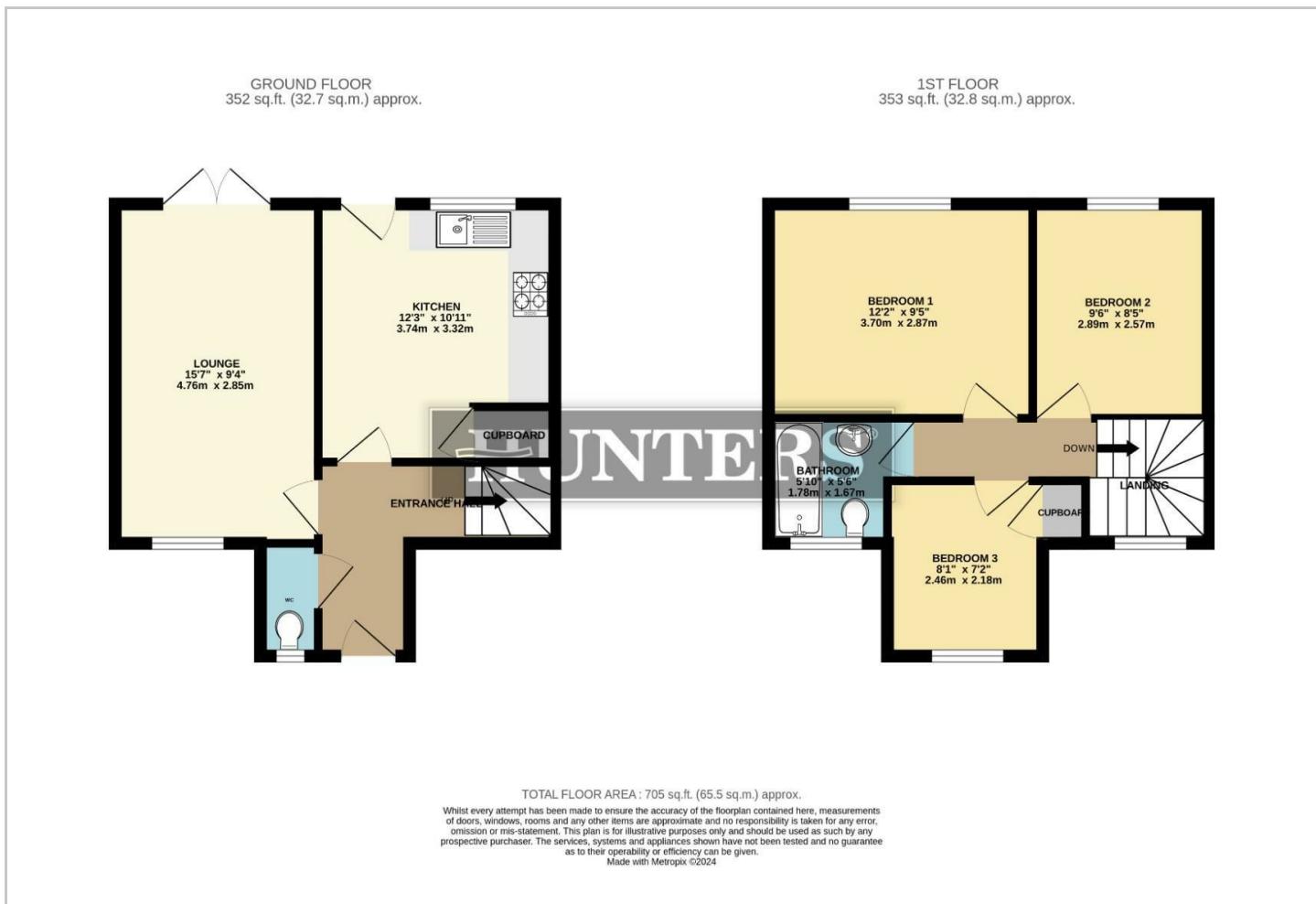
## Hybrid Map



## Terrain Map



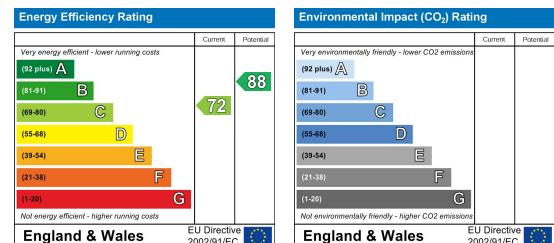
## Floor Plan



## 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.