



CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Antrim Way

Scartho
DN33 2DL

Offers in the Region Of
£165,000

Crofts estate agents are delighted to offer for sale this spacious end of terrace property located within a popular location. Ideal for a young family or first time buyer, this property comes with viewing highly advised. Nearby there are a wide variety of local amenities and schools. Internal viewing will reveal a fresh neutral style throughout with a spacious hallway, lounge, utility room, kitchen-diner, three bedrooms and the bathroom. Externally there is a gated driveway providing off road parking and gardens to the front and rear and the property also benefits from uPVC double glazing and gas central heating.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Hall

Entering the property reveals a spacious hallway with a radiator and laminate flooring. There is also an under stairs cupboard.

Lounge

12' 9" x 10' 6" (3.89m x 3.20m)

The lounge has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

Kitchen/Diner

10' 5" x 17' 8" (3.17m x 5.39m)

The kitchen-diner has two windows to the rear elevation, coving to the ceiling, a radiator and a tiled floor. There is also a fitted kitchen with plenty of counter space, a one and a half sink and drainer, a dish washer and fridge freezer.

Utility room

The utility room has a window to the front elevation, door to the rear, a radiator, vinyl flooring and plumbing for a washing machine. Included within the dimensions is a storage cupboard accessed from the rear garden.

First Floor Landing

With a window to the side elevation and a carpeted floor.

Bedroom One

13' 0" x 10' 2" (3.95m x 3.11m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor.

Bedroom Two

10' 5" x 11' 0" (3.17m x 3.35m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor. There is also a built in cupboard.

Bedroom Three

9' 7" x 7' 4" (2.93m x 2.23m)

Bedroom three has a window to the front elevation, a radiator and a carpeted floor.

Bathroom

5' 5" x 7' 7" (1.64m x 2.32m)

The bathroom has dual aspect opaque windows to the side and rear elevation, fully tiled walls, a radiator and vinyl flooring. There is also a modern suite with a WC, vanity basin and a P shaped bath with a glass screen and mains shower.

Outside

A gated driveway provides off ample off road parking and also a lawn, all enclosed by perimeter hedges and a fence. The rear

garden has a further lawn, low maintenance area and also a decked area ideal for alfresco dining, all enclosed by perimeter fencing.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band B: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
42.7 sq.m. (460 sq.ft.) approx.

1ST FLOOR
37.4 sq.m. (403 sq.ft.) approx.



TOTAL FLOOR AREA : 80.1 sq.m. (863 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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