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



Amberley Close

Scarcho Park
DN33 3TJ

Offers in the Region Of £134,950

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Property Introduction

Ideal for First-Time Buyers – Stylish Two-Bedroom Semi in Popular Scartho Park with No Forward Chain! Offered to the market with no forward chain, this beautifully maintained two-bedroom semi-detached home is a fantastic opportunity for first-time buyers or investors. Situated on the ever-popular Scartho Park development, the property has recently been redecorated throughout, giving it a fresh, modern feel that's ready to move straight into. Inside, the home features a bright and welcoming lounge/diner, a well-appointed kitchen, convenient cloakroom, and a light-filled landing leading to two good-sized bedrooms and a modern family bathroom. With gas central heating and uPVC double glazing, comfort is assured all year round. Outside, there's a tidy front garden with off-road parking, while the private rear garden enjoys a sunny aspect—perfect for relaxing or entertaining. A smart, low-maintenance home in a great location—early viewing is highly recommended to avoid disappointment!

Lounge/Diner

20' 0" x 12' 10" (6.089m x 3.920m)

Pleasantly decorated with uPVC double glazed window to the front elevation, the lounge diner has two gas central heating radiators. Entrance door to the front elevation. Staircase leading to the first floor accommodation. Doors to the cloakroom and kitchen. Understairs storage cupboard housing a wall mounted Baxi boiler.

Cloakroom

5' 11" x 5' 4" (1.791m x 1.629m)

This useful space has a fitted close coupled w.c and a wall mounted wash hand basin. Tiled splashback. Gas central heating radiator.

Kitchen

8' 6" x 12' 10" (2.580m x 3.923m)

The kitchen offers a range of modern fitted wall and base units with contrasting roll edged work surfacing with inset one and a half sink and drainer. Integrated oven and four ring gas hob with stainless steel splashback guard with chimney extractor over. Plumbing for an automatic washing machine. Gas central heating radiator. uPVC double glazed window and entrance door to the rear elevation.

First Floor Landing

With loft access and having gas central heating radiator.

Bedroom One

12' 10" x 12' 11" (3.900m x 3.930m) maximums

The first of the double bedrooms has a uPVC double glazed window to the front elevation. Gas central heating radiator. Storage cupboard over the stairs.

Bedroom Two

10' 4" x 12' 10" (3.142m x 3.924m)

The second bedroom has a uPVC double glazed window to the rear elevation. Gas central heating radiator.

Bathroom

8' 1" x 5' 6" (2.454m x 1.689m) maximums

This modern bathroom is fitted with a white suite comprising pedestal wash hand basin, close coupled w.c and a panelled bath with shower over. Splashback tiling. Gas central heating radiator. Fitted extractor.

Outside

Open plan frontage with driveway creating off road parking. Enclosed rear garden with gated access and enjoying a reasonable sunny aspect.

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.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

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

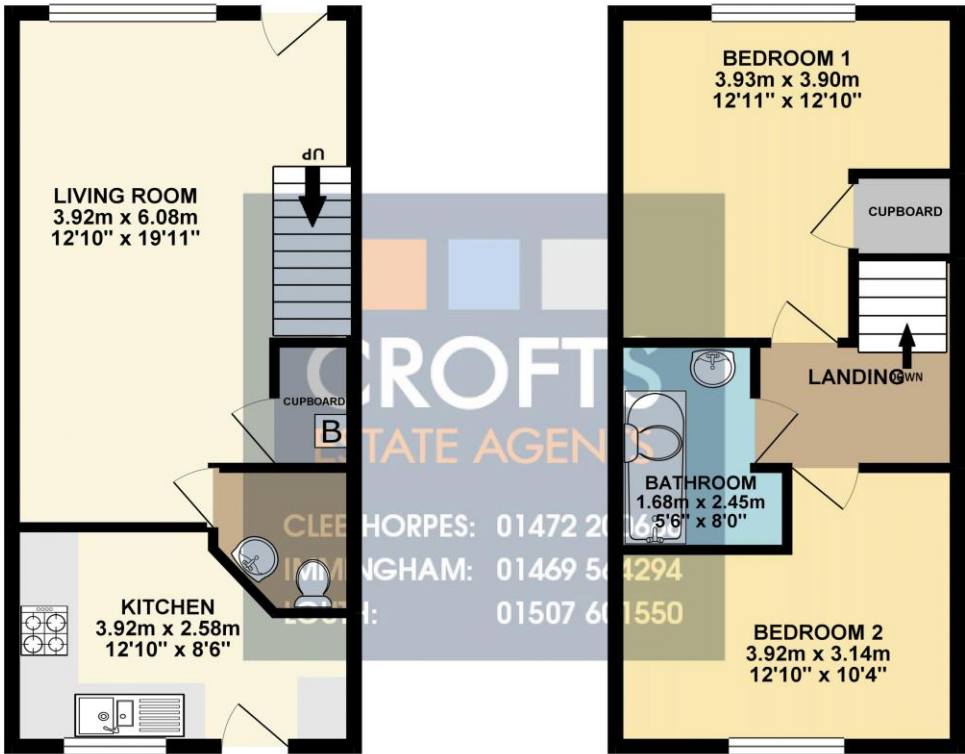
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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 33.97 sq. m.
(365.68 sq. ft.)

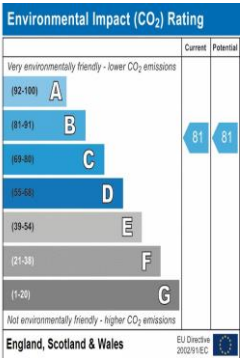
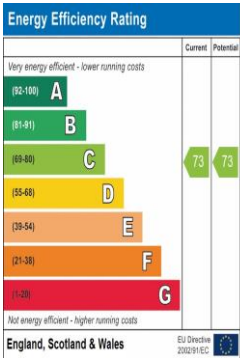
1ST FLOOR 33.97 sq. m.
(365.68 sq. ft.)



TOTAL FLOOR AREA : 67.94 sq. m. (731.35 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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