



Cliff Avenue, Winterton SCUNTHORPE DN15 9SY

welcome to

Cliff Avenue, Winterton SCUNTHORPE

We are pleased to present this well-presented & traditional semi-detached home which enjoys a sought after village location in Winterton and has great access to the local village amenities & transport links. This home is well-maintained throughout and will appeal to a wide range of buyers!



Entrance Porch

Having a UPVC double glazed door to front.

Entrance Hallway

Offering picture rails, radiator, tiled flooring, stairs to the first floor, UPVC double glazed window to side aspect and opaque window.

Lounge

15' 5" x 10' 11" into alcove (4.70m x 3.33m into alcove)
Featuring a UPVC double glazed window to front aspect, radiator, laminate style flooring, picture rails, coving and feature fireplace with multi fuel burner.

Kitchen/ Diner

21' 9" x 10' 6" max (6.63m x 3.20m max)
Fitted kitchen with a range of wall & base units with contrasting roll top work surfaces, UPVC double glazed french doors to rear garden, two UPVC double glazed windows to rear, single bowl, single drainer, stainless steel sink unit with mixer tap, recess for appliances, part tiled splashback, integrated electric cooker-hood, radiator, laminate style flooring, cove corner sink and picture rails.

Utility Room

10' 4" x 5' 9" (3.15m x 1.75m)
Having a UPVC double glazed door to side, base unit, tiled flooring, recess and plumbing for a washing machine, radiator and access to storage room/ pantry.

Downstairs Cloakroom/ Wc

Offering a high level flush WC, radiator, tiled flooring and UPVC double glazed window to front aspect.

First Floor Landing

Featuring a UPVC double glazed window to side aspect, laminate style flooring and access to the loft.

Bedroom One

13' 1" x 10' (3.99m x 3.05m)
Having a UPVC double glazed window to rear aspect, radiator, laminate style flooring, picture rails and recess for an open fire.

Bedroom Two

11' x 10' 2" including wall recess (3.35m x 3.10m including wall recess)
Featuring two UPVC double glazed windows to front aspect, radiator, laminate style flooring and picture rails.

Bedroom Three

10' 5" x 4' 1" including overstairs bulk head (3.17m x 1.24m including overstairs bulk head)
Offering a UPVC double glazed window to front aspect, radiator, picture rails, laminate style flooring and shelving for storage.

Bathroom

Family bathroom suite having a panelled bath with overbath electric shower, pedestal wash hand basin, low level flush WC, part tiled splash back, UPVC double glazed opaque window to rear aspect, cove corning on the ceiling and a radiator.

Outside

Rear Garden

The rear garden is enclosed and mainly laid to lawn with patio areas with mature flower borders and shrubbery.

Front Garden/ Parking

To the front there is parking for up to four cars.



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Cliff Avenue, Winterton SCUNTHORPE

- Traditional semi-detached house
- Popular village location in Winterton
- Lounge, kitchen/ diner, utility room and downstairs WC
- Three bedrooms complemented by family bathroom
- Enclosed rear garden and front driveway

Tenure: Freehold EPC Rating: D

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SCT109275 - 0003

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