







welcome to

Mere Dyke Road, Luddington SCUNTHORPE

FIRST STEP ON THE LADDER? Then this one is for you! Whether you are looking for your first home or looking to start/add to your portfolio- this house makes an ideal purchase. Boasting a driveway to the rear, a small front garden & well presented, neutral accommodation. CALL NOW

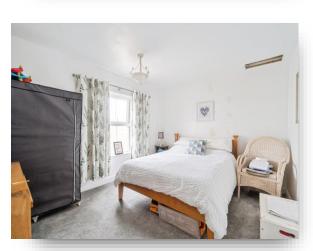












Lounge

12' 8" x 10' 6" (3.86m x 3.20m) With a front facing double glazed window and central heating radiator.

Dining Room

9' 7" x 10' 7" (2.92m x 3.23m)

With a rear facing double glazed window and central heating radiator.

Kitchen

12' x 6' 5" (3.66m x 1.96m)

A fitted kitchen with wall and base units under worksurfaces, sink and drainer, oven and hob, central heating radiator and side facing double glazed window.

Utility Room

Shower Room

With shower, wc, wash hand basin and central heating radiator.

Bedroom One

12' 8" x 10' 6" (3.86m x 3.20m)

A double room with a front facing double glazed window and central heating radiator.

Bedroom Two

10' 7" x 9' 7" (3.23m x 2.92m)

A double room with a rear facing double glazed window and central heating radiator.

Bathroom

With a rear facing double glazed window, bath, wc, wash hand basin and central heating radiator.

Outside

With a pebbled area to the front, paved area to rear and lawned area.





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Mere Dyke Road, Luddington SCUNTHORPE

- Ready To Move In!
- Off Road Parking
- Fantastic Views
- Ideal First Home
- Downstairs Shower room

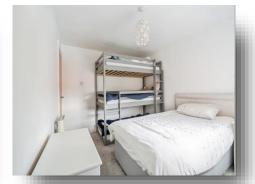
Tenure: Freehold EPC Rating: E

Council Tax Band: A

guide price

£155,000









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Property Ref: SCT111223 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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