ARGYLE
ESTATE AGENTS

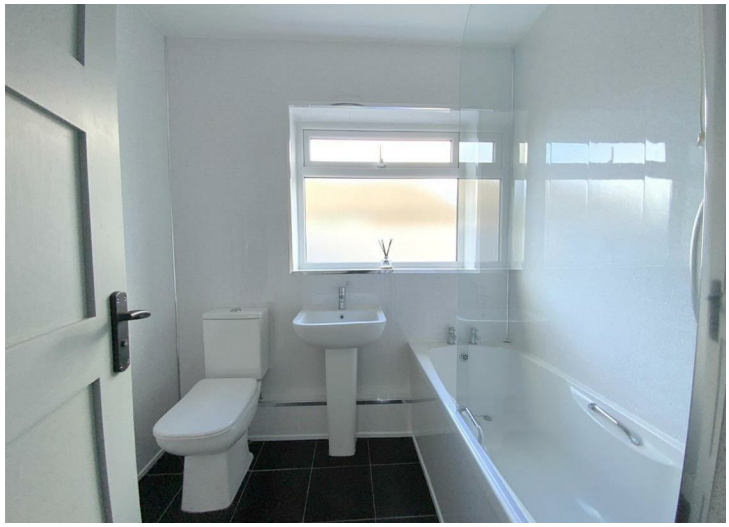
27 Ancaster Avenue, Scartho, DN33 3LH
£185,000

31 Sea View Street, Cleethorpes, North East Lincolnshire, DN35 8EU Tel: 01472 603929

Key Features:

- Refurbished Semi Detached Bungalow
- Popular Residential Area of Scartho
- Two Double Bedrooms
- Spacious Lounge/Dining Room
- Modern Kitchen & Bathroom
- Pleasant Well Maintained Gardens
- Ample Driveway Parking
- Large Detached Garage/Workshop
- No Forward Chain

Having undergone a total transformation, this two bedroom semi-detached bungalow has been refurbished and thoughtfully reconfigured to create a spacious and immaculately presented modern home.
A particular feature is the spacious open plan lounge and dining room, providing a generous and flexible main living space with plenty of room for both seating and dining areas. The kitchen is fitted with a modern range of units, while the ground-floor double bedroom is served by a well appointed family bathroom.
A staircase leads to the first floor, where the second double bedroom provides a versatile space.
Outside, the property has a pleasant enclosed rear garden which is not directly overlooked. A lengthy driveway provides ample off-road parking and extends down the side of the bungalow to a large detached garage/workshop, offering excellent additional storage or workspace.
Set within a popular and established residential area of Scartho, the property is conveniently placed for a wide range of everyday amenities, including shops and schools, with Grimsby town centre and Cleethorpes seafront also within easy reach. Offered for sale with no forward chain.



LOUNGE/DINING ROOM
22'4" x 14'10" (6.81 x 4.54)
Measured at widest point.

KITCHEN
10'1" x 9'7" (3.09 x 2.93)

BATHROOM
7'0" x 5'4" (2.15 x 1.63)

BEDROOM 1
11'9" x 11'0" (3.60 x 3.36)

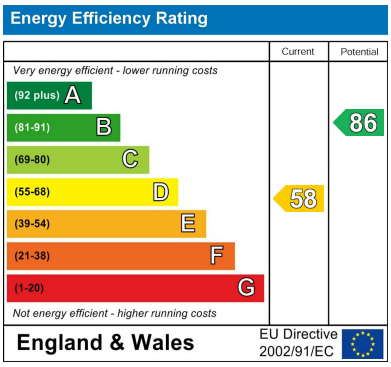
FIRST FLOOR

BEDROOM 2
11'10" x 10'5" (3.62 x 3.19)

GARAGE
24'0" x 12'4" (7.34 x 3.76)

TENURE
FREEHOLD

COUNCIL TAX BAND
B



Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirrmed by a solicitor.
Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131
Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore