



2 Southfield Avenue, Scartho, North East Lincolnshire, DN33 2PA
£155,000

Key Features:

- Three Bedroom Semi Detached Bungalow
- Popular, Established Area of Scartho
- Immaculately Presented Accommodation
- Modernised Kitchen & Shower Room
- Good Sized Rear Garden
- Ample Driveway Parking

Situated in a highly regarded residential area of Scartho, this semi detached bungalow offers well maintained and versatile accommodation, ideally placed within close proximity to a wide range of local amenities. Comprising a side entrance hall, a front aspect lounge providing a comfortable main reception space, and a modern fitted kitchen with French doors opening onto the rear garden.

There are three bedrooms, with the main bedroom positioned at the rear, together with a modern shower room featuring a large walk-in shower.

Externally, the property benefits from a good sized rear garden along with a full width driveway providing ample off road parking.



KITCHEN

16'6" x 9'10" (5.03 x 3.02)

LOUNGE

14'11" x 10'11" (4.57 x 3.33)

BEDROOM 1

13'5" x 9'10" (4.11 x 3.02)

BEDROOM 2

11'11" x 8'0" (3.64 x 2.44)


BEDROOM 3

8'0" x 7'8" (2.45 x 2.34)

SHOWER ROOM

9'1" x 4'6" (2.78 x 1.38)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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 confirmed 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

