



32 Westkirke Avenue, Scartho, North East Lincolnshire, DN33 2HT
£165,000

Key Features:

- Three Bedroom Semi Detached Home
- Scartho Village Location
- Excellent Scope For Modernisation
- Generous Sized Rear Garden
- Popular School Catchment
- Off Road Parking
- No Forward Chain

Situated off Louth road, in a well-regarded area of Scartho, this spacious three bedroom semi detached home offers an excellent opportunity for modernisation and refurbishment. The accommodation features a traditional floorplan, comprising; entrance hall, a bay fronted lounge, rear dining room, and kitchen. Upstairs, are three bedrooms - including two doubles, along with a family bathroom. Outside, the generously sized rear garden presents superb potential for landscaping and extension to the property (subject to planning permission). Ideally located close to a wide range of amenities and within the catchment of popular schools, the home is perfectly suited for first time buyers and families. Viewing Highly Recommended...Offered for sale with No Forward Chain.



ENTRANCE HALL

16'6" x 6'5" (5.05 x 1.98)

A spacious entrance to the property, with a side aspect window, and understairs storage cupboard.

LOUNGE

13'1" x 11'6" (4.00 x 3.53)

With a bay window to front aspect.

DINING ROOM

13'4" x 11'1" (4.08 x 3.38)

A second reception room, to rear aspect.

KITCHEN

7'8" x 13'7" (2.35 x 4.16)

Fitted with a range of shaker style units, and worktops incorporating a breakfast bar. Plumbing for a washing machine and space for further appliances. Side and rear aspect windows, and access onto the rear garden.

FIRST FLOOR

BEDROOM 1

13'9" x 11'3" (4.20 x 3.44)

To front aspect, with built-in wardrobes.

BEDROOM 2

12'5" x 11'1" (3.80 x 3.39)

A second double bedroom, to rear aspect.

BEDROOM 3

8'11" x 7'1" (2.72 x 2.17)

To front aspect, with fitted wardrobe over stairs bulkhead.

BATHROOM

8'2" x 7'1" (2.50 x 2.17)

Fitted with a panelled bath, pedestal basin, and WC. Fitted storage/airing cupboard housing the gas central heating boiler.

TENURE

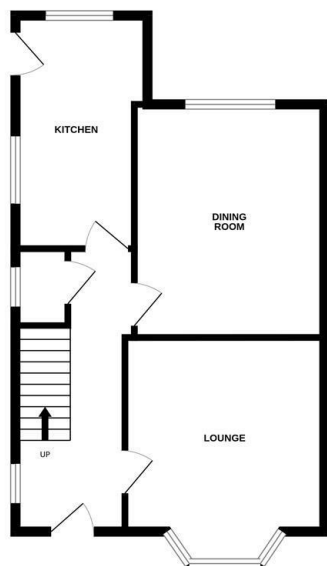
Freehold

COUNCIL TAX BAND

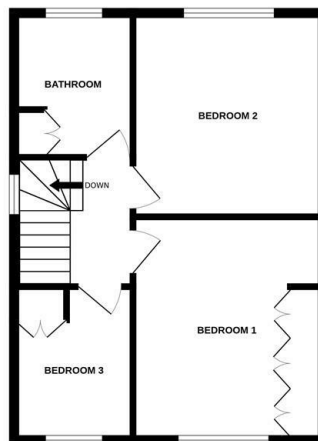
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GROUND FLOOR
501 sq.ft. (46.6 sq.m.) approx.

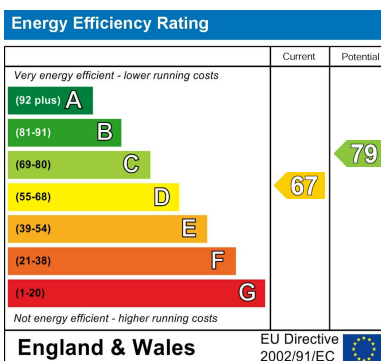


1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA: 952 sq.ft. (88.5 sq.m.) 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.
Made with Measure (2023)



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

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