



35 Boundary Road, Scartho, North East Lincolnshire, DN33 3BG
£175,000

Key Features:

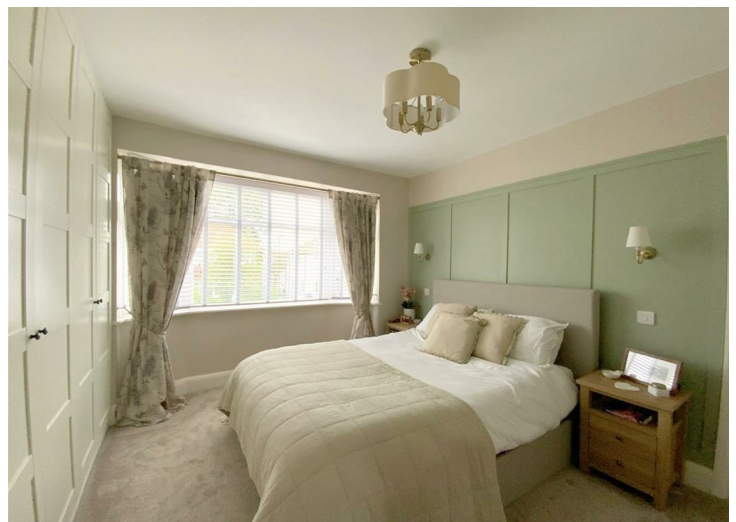
- Traditional Bay Fronted Semi Detached Home
- Established & Popular Location of Scartho
- Dining Kitchen with Pantry
- Front Reception Room
- Three Bedrooms - Two Doubles with Built-In Storage
- Family Bathroom & Downstairs WC
- Driveway Parking & Detached Garage
- Generous Rear Garden

This traditional bay fronted semi detached home is situated in an established and popular location off Waltham Road, within easy reach of a wide range of local amenities and well regarded schools.

Well presented throughout with scope for improvement, the accommodation comprises an entrance hall, front aspect lounge, dining kitchen with useful pantry, and a WC located off the rear porch. To the first floor are three bedrooms, including two good sized doubles both benefiting from built-in storage, along with a family bathroom.

Externally, the property offers ample driveway parking and a detached garage. The rear garden is a generous size incorporating a mix of lawn, slate chippings and a spacious paved patio area, providing versatile outdoor space.

An ideal first time buy...Viewing highly recommended.



ENTRANCE HALL

LOUNGE

12'11" x 12'8" (3.95 x 3.87)

DINING KITCHEN

12'8" x 10'5" (3.88 x 3.20)

WC

5'4" x 2'5" (1.65 x 0.75)

FIRST FLOOR

BEDROOM 1

13'4" x 11'10" (4.08 x 3.61)

BEDROOM 2

11'9" x 8'11" (3.59 x 2.72)

BEDROOM 3

7'10" x 6'9" (2.40 x 2.06)

BATHROOM

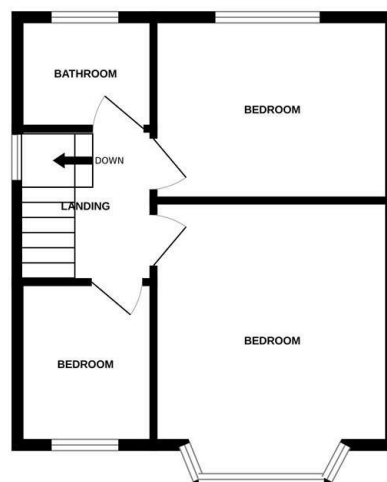
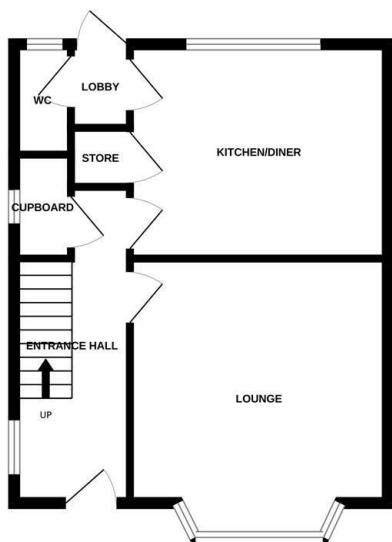
6'8" x 5'2" (2.04 x 1.60)

TENURE

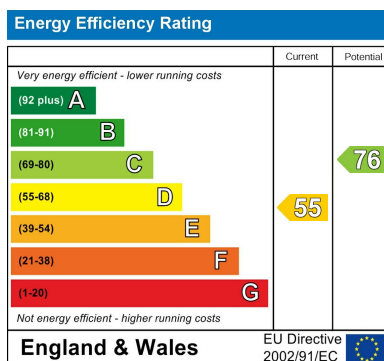
FREEHOLD

COUNCIL TAX





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.
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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