ARGYLE
ESTATE AGENTS

73 Amesbury Avenue, Scartho, DN33 3HT
£155,000

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

Key Features:

- Three Bedroom Detached Bungalow
- Popular Residential Area of Scartho
- Spacious & Versatile Accommodation
- Driveway Parking & Detached Garage
- Refurbishment Opportunity
- No Forward Chain

Offered for sale with no forward chain, this detached three bedroom bungalow occupies a pleasant position within an established area of Scartho. Offering well proportioned accommodation throughout, the property presents an excellent opportunity for modernisation and refurbishment.

The accommodation is accessed via a welcoming side entrance hall, leading to two front facing double bedrooms and a third bedroom, ideal as a single bedroom or home office, along with a shower room. To the rear, the kitchen and a generously sized living room provide a comfortable and private living space overlooking the south facing garden.

Externally, the property offers gardens to the front and rear, together with a gated driveway providing off road parking and access to the detached garage.

Scartho remains one of the area's most sought after residential locations, offering a wide range of local amenities, reputable schools and convenient access to both Grimsby town centre and Cleethorpes seafront.

LIVING ROOM
15'11" x 9'10" (4.86 x 3.00)

KITCHEN
13'1" x 8'11" (4.00 x 2.74)

BEDROOM 1
13'3" x 8'10" (4.04 x 2.70)

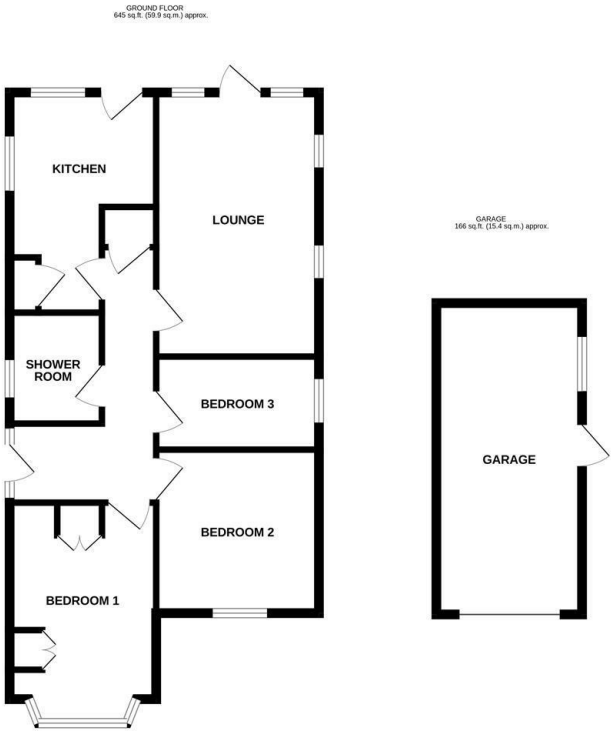
BEDROOM 2
10'0" x 9'10" (3.05 x 3.01)

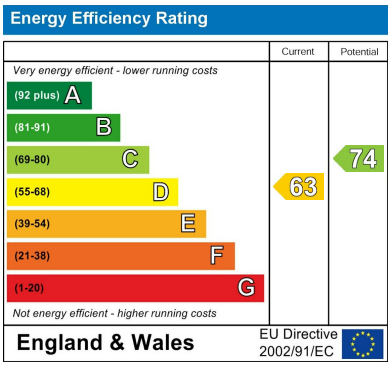
BEDROOM 3
10'0" x 5'10" (3.05 x 1.80)

SHOWER ROOM
6'7" x 5'7" (2.01 x 1.72)

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

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