ARGYLE
ESTATE AGENTS







35 Mendip Avenue, Scartho, DN33 3AB
£160,000

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

Key Features:

- Three Bedroom Mid Terrace Property
- Popular Residential Area of Scartho
- Well Presented Modern Interior
- Open Plan Lounge/Dining Room
- Three Good Sized Double Bedrooms
- Off Road Parking
- Ideal First Time Purchase



Situated in a popular, established residential area of Scartho, this three-bedroom mid-terrace home offers well-presented accommodation with modern décor and a practical layout, making it an excellent choice for families and first-time buyers alike.
The ground floor comprises an entrance hall, a kitchen with modern shaker-style units, and a dining room with French doors opening directly onto the rear garden. Open plan to the dining area, the lounge creates a welcoming space for both relaxing and entertaining, with a feature fireplace and built-in cupboards fitted into the alcoves.
To the first floor are three good sized double bedrooms, offering excellent flexibility for family living without the compromise of a small third bedroom. These are served by a modern family bathroom fitted with a shower over the bath.
Outside, the property benefits from off-road parking and a garden to the rear offering plenty of useful storage options.
The location is particularly appealing, within easy reach of Scartho's wide range of village amenities and falling within the catchment area of highly regarded local schools.











KITCHEN
10'4" x 8'4" (3.17 x 2.55)

DINING ROOM
10'5" x 8'9" (3.18 x 2.69)

LOUNGE
12'9" x 10'6" (3.90 x 3.22)

FIRST FLOOR

BEDROOM 1
12'3" x 10'6" (3.74 x 3.21)

BEDROOM 2
12'9" x 8'5" (3.91 x 2.58)

BEDROOM 3
11'4" x 9'4" (3.46 x 2.87)

BATHROOM
9'6" x 5'4" (2.9 x 1.63)

TENURE
FREEHOLD

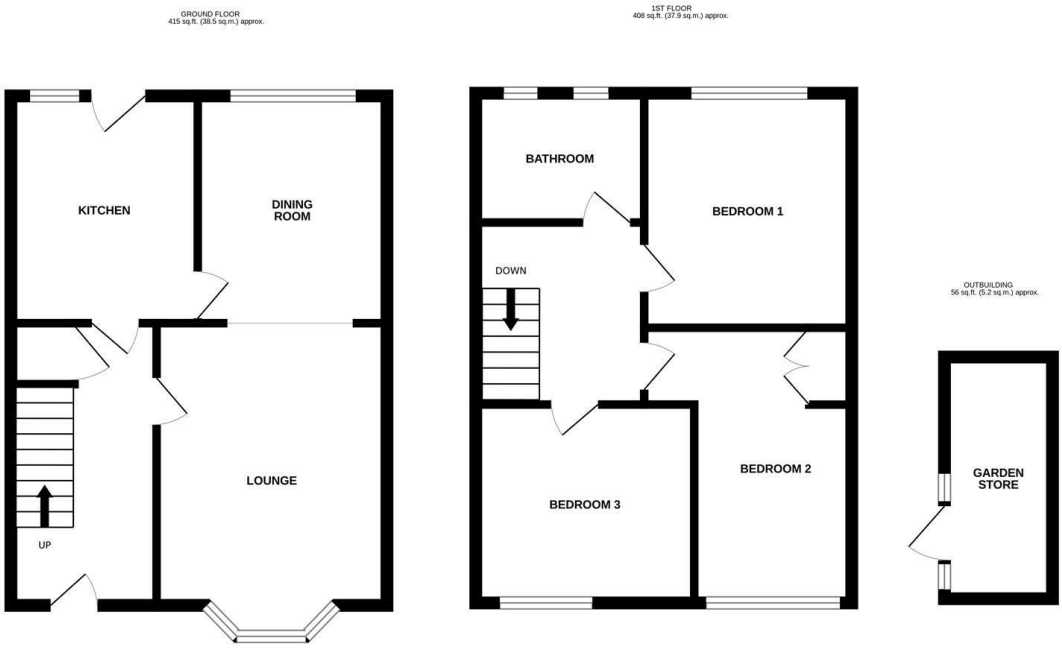
COUNCIL TAX
A











TOTAL FLOOR AREA : 878 sq.ft. (81.6 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.
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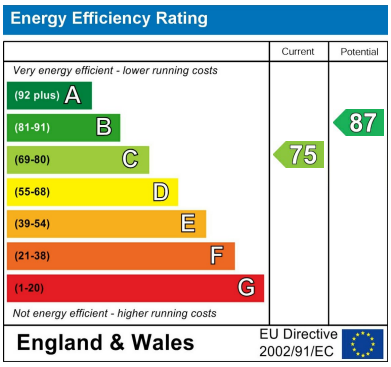

Viewing

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 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.

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