



**51 Cambridge Avenue, Scunthorpe, DN16 3PH**

**£199,950**

Ready to move into with no chain and vacant possession. Heavily upgraded three bed semi detached house with a flexible layout and superb open plan living dining kitchen space, sat in one of our most popular areas.

These dormer homes suit a variety of buyers with two double bedrooms on the first floor, one with an en suite and the other including a range of matching furniture. On the ground floor we have a third bedroom/study with a wet room adjacent too. The central hall gives access through to the open plan living area with patio doors to the rear garden and the kitchen is of real quality. Grey with solid worktops and fitted appliances. Outside there is a low maintenance secure rear garden, a well maintained garage with roller door and side door access. To the front/side of the property there is off road parking on the block paved driveway with a low maintenance front garden.

Available to view now please contact the office to book your appointment.

Entrance Hall



Shower room 7'11" x 7'3" (2.42 x 2.21)



Lounge Diner 22'6" x 10'9" (6.87 x 3.30)



Landing

Bedroom one 14'6" x 10'5" (4.43 x 3.19)



Kitchen 17'5" x 9'2" (5.33 x 2.81)



En-suite 6'6" x 5'7" (2.00 x 1.71)



Study/bedroom three 9'8" x 7'3" (2.97 x 2.21)



Bedroom two 14'6" x 10'9" (4.43 x 3.30)



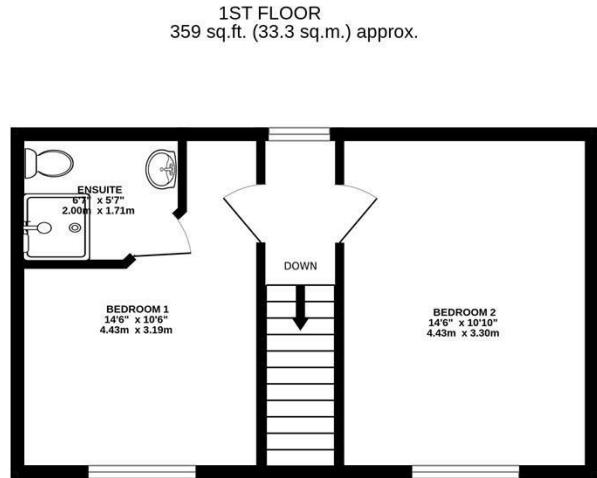
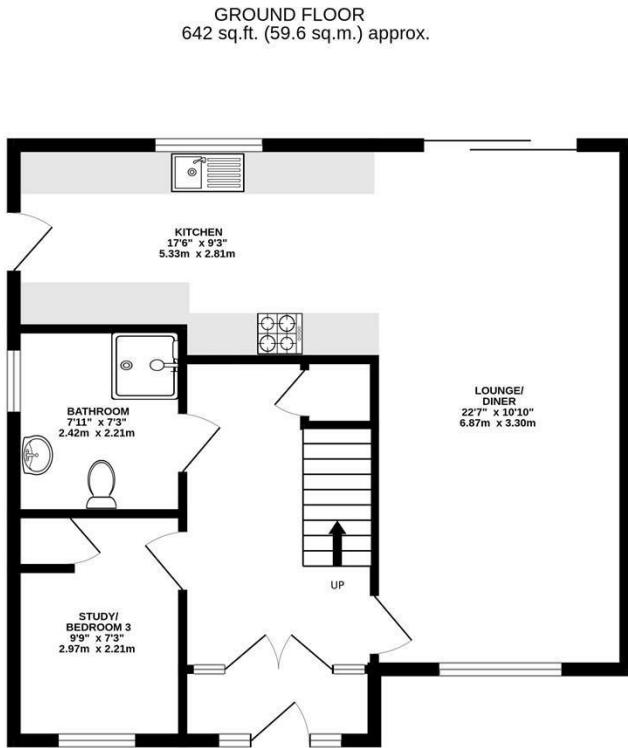
## Outside



Bathroom 7'11" x 7'3" (2.42 x 2.21)



## Floor Plan



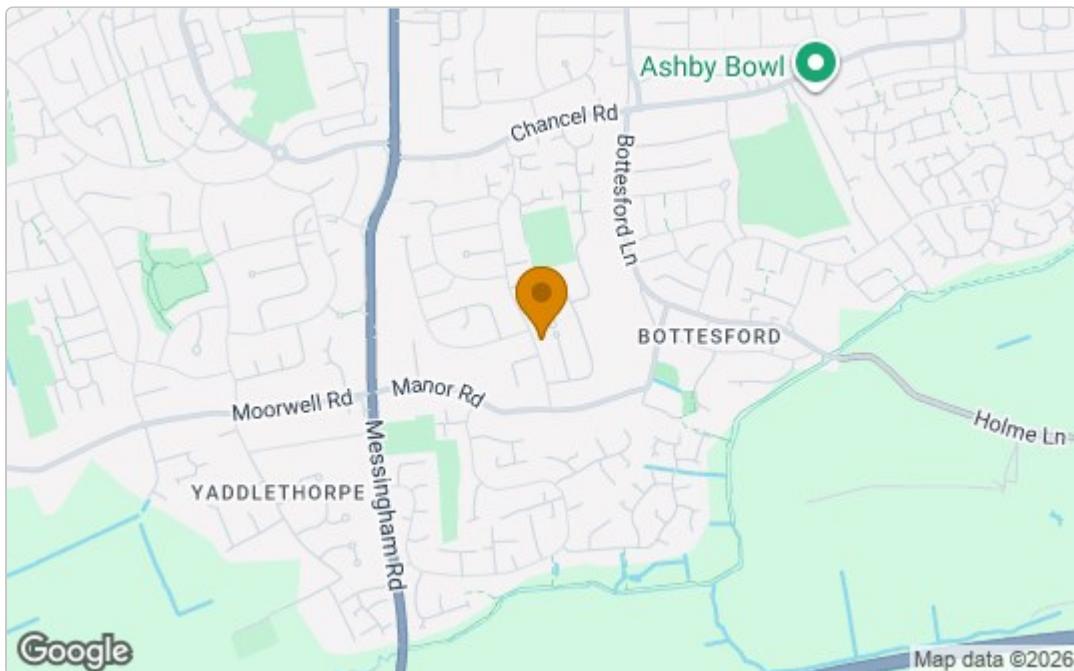
TOTAL FLOOR AREA : 1001 sq.ft. (93.0 sq.m.) approx.

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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## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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