



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

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 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)

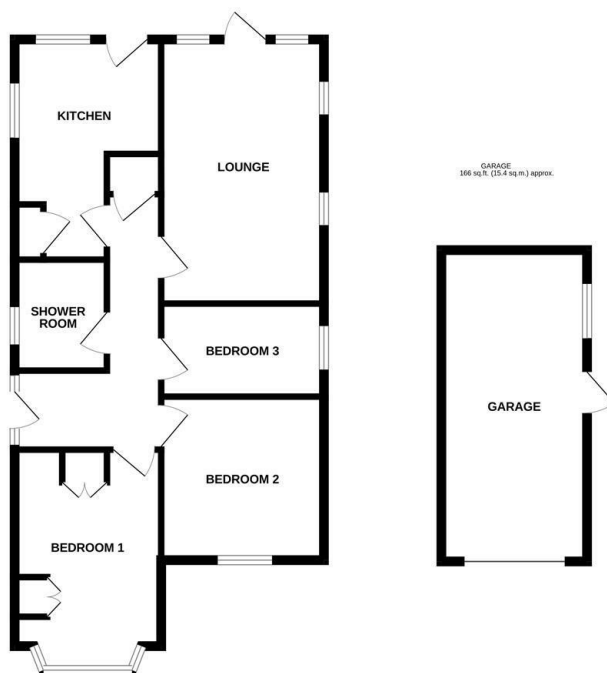
SHOWER ROOM
6'7" x 5'7" (2.01 x 1.72)

TENURE
Freehold

COUNCIL TAX BAND
B

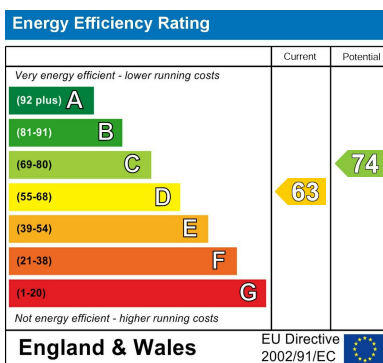


GROUND FLOOR
645 sq ft (59.9 sq m.) approx.



TOTAL FLOOR AREA : 811 sq ft (75.4 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 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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