



**30 Antrim Way, Scartho, North East Lincolnshire, DN33 2DL**  
**£155,000**

## Key Features:

- Three Bedroom Mid Terrace Home
- Popular Scartho Location
- Lounge/Dining Room, Kitchen
- Three Double Bedrooms and Family Shower Room
- Low Maintenance Gardens
- Driveway Parking



A well presented three bedroom mid terrace home located in this established area of Scartho, well placed for popular schools, and the Diana, Princess of Wales hospital.

Ideal for families and first-time buyers, the accommodation comprises an entrance hall, kitchen, bay fronted lounge, and dining room opening onto the rear garden. Upstairs offers three good sized bedrooms and a shower room. Outside are low maintenance gardens and driveway parking.



## ENTRANCE HALL

13'0" x 6'9" (3.98 x 2.08)

With a useful fitted storage/cloak cupboard, and staircase to the first floor.

## KITCHEN

10'4" x 8'3" (3.17 x 2.53)

Fitted with traditional style units, worktops inset with a stainless-steel sink, range cooker with extractor over, and space for further appliances. Unit housing the gas central heating boiler. Side aspect window, and rear entrance door.



## LOUNGE

15'1" x 10'0" (4.60 x 3.07)

A bay fronted lounge, with fireplace incorporating a coal effect gas fire, marble back and hearth. Glazed double doors opening into the dining room.

## DINING ROOM

10'7" x 8'11" (3.25 x 2.73)

With French doors opening onto the rear patio.

## FIRST FLOOR LANDING

With access to the loft.

## BEDROOM 1

10'11" x 10'6" (3.34 x 3.22)

To rear aspect, with full wall of built-in wardrobes.



## BEDROOM 2

12'9" x 8'5" (3.91 x 2.59)

To front aspect, with a built-in storage/airing cupboard.

## BEDROOM 3

11'3" x 9'6" (3.44 x 2.92)

A further double bedroom to front aspect.

## SHOWER ROOM

7'7" x 5'4" (2.32 x 1.65)

Fitted with a large shower enclosure, pedestal basin and WC.



## OUTSIDE

To the front of the property is a block paved driveway and gravelled stone garden. A sheltered side passage provides access to the rear garden, which includes a block paved patio, decking area with bar, a summer house, and a brick-built store.

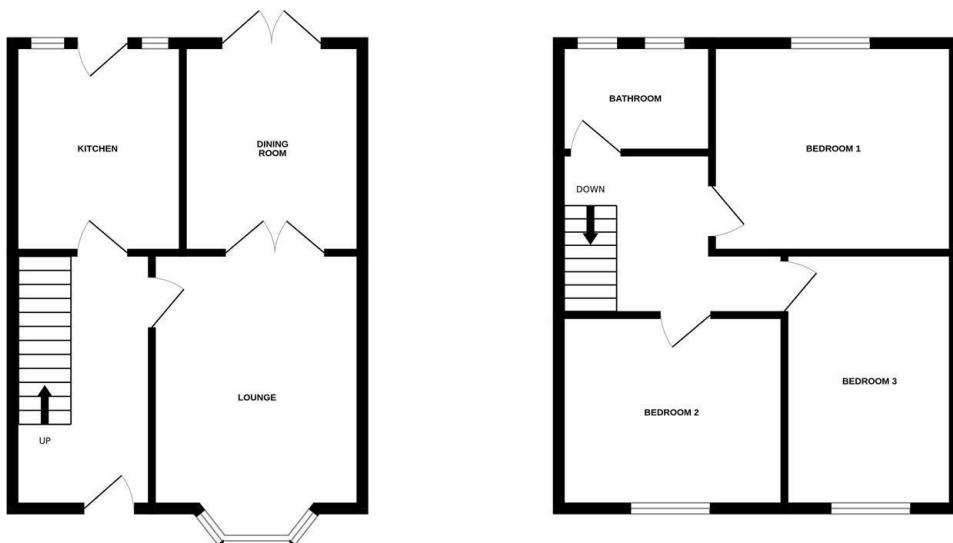
## TENURE

Freehold

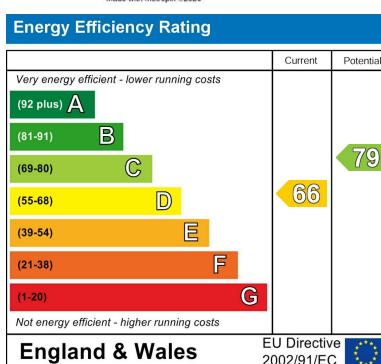
## COUNCIL TAX BAND

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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 and fixtures and fittings 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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