ARGYLE
ESTATE AGENTS







11 Brookfield Road, Scartho, DN33 3JZ
£160,000

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

Key Features:

- Extended Three Bedroom Semi Detached Home
- Popular, Established Residential Area
- Spacious & Versatile Accommodation
- Two Reception Rooms
- Kitchen Diner
- Shower Room
- Driveway Parking & Detached Garage
- Excellent Scope for Modernisation
- No Forward Chain



Occupying a popular residential position in Scartho, this three-bedroom semi-detached home has been well maintained by the same owner since it was built in the 1960s. Having been extended to the rear, the property offers spacious accommodation and excellent scope for a purchaser looking to modernise and make their mark.
The ground floor comprises an entrance hallway and a bay-fronted lounge, with the rear extension creating a larger kitchen and a separate living/dining room.
To the first floor are three bedrooms, all benefiting from built-in storage, together with a shower room.
Outside, the property stands with lawned gardens to both the front and rear, together with a driveway providing off-road parking and access to the detached garage.
Situated close to a wide range of local amenities and shops, and easy access to well-regarded schools.

Offered for sale with No Forward Chain.











LOUNGE
13'1" x 12'5" (4.00 x 3.80)

KITCHEN/DINER
17'7" x 9'10" (5.38 x 3.02)

LIVING/DINING ROOM
18'1" x 8'5" (5.53 x 2.57)

BEDROOM 1
13'6" x 9'3" (4.12 x 2.83)

BEDROOM 2
11'7" x 9'1" (3.54 x 2.78)

BEDROOM 3
7'11" x 7'9" (2.43 x 2.37)

SHOWER ROOM
6'9" x 5'5" (2.07 x 1.67)

COUNCIL TAX BAND
B

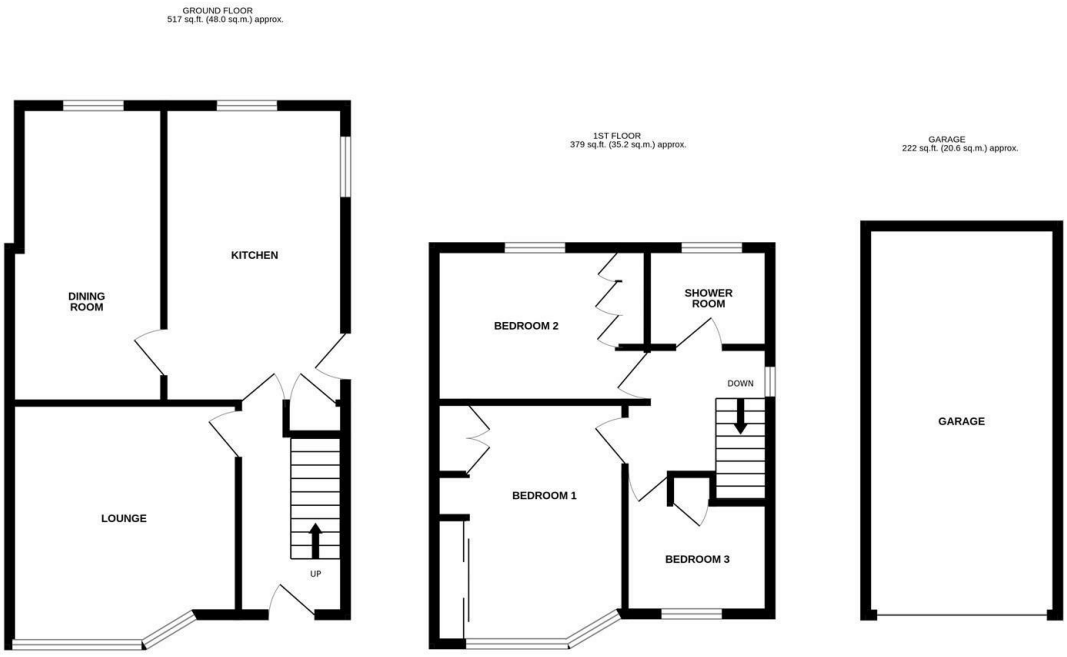
TENURE
FREEHOLD





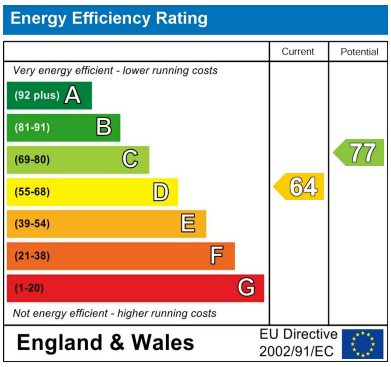






TOTAL FLOOR AREA : 1117 sq.ft. (103.8 sq.m.) approx.

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.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

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