ARGYLE
ESTATE AGENTS

3 Beech Avenue, Scartho, North East Lincolnshire, DN33 2AZ
£185,000

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

Key Features:

- Traditional Three Bedroom Semi Detached
- Highly Regarded Area of Scartho
- Spacious Rear Living/Dining Room
- Separate Lounge with Log Burning Stove
- Modern Fitted Kitchen & Bathroom
- Driveway Parking & Detached Garage
- Low Maintenance Rear Garden

Set in a quiet cul de sac within an established area of Scartho, this traditional 1930's semi detached home offers generous living space, combining character, style and modern convenience.
Ideally located close to popular schools, Grimsby College, and the Diana, Princess of Wales Hospital, it's an excellent choice for families or professionals seeking a welcoming and well-connected home.
Inside, the property is beautifully presented with neutral decor and feature panelling throughout. The bay fronted lounge complete with a log burning stove provides a cosy retreat, followed by a stylish modern fitted kitchen. The rear extension creates a spacious living and dining area with access onto the garden.
Upstairs, there are two good sized double bedrooms, a versatile third bedroom, and a well-appointed family bathroom.
Outside, the home benefits from driveway parking at the front, a low maintenance paved rear garden, and a detached garage, making outdoor living and storage hassle-free.
A superb opportunity to purchase a characterful home in this highly regarded residential area...Viewing Highly Recommended.

ENTRANCE HALL
Accessed via a uPVC front entrance door. With wood effect flooring continuing mainly throughout, and staircase leading to the first floor.

LOUNGE
14'10" x 11'4" (4.54 x 3.47)
A bay fronted lounge with classic fireplace incorporating a log burning stove.

LIVING/DINING ROOM
21'5" x 10'11" (6.54 x 3.35)
Providing a generous living area with zoned spaces for sitting and dining, and access onto the rear garden

KITCHEN
17'2" x 6'5" (5.25 x 1.97)
Fitted with a range of shaker style units, and contrasting worktops incorporating a breakfast bar. Integrated fridge and freezer, washing machine, and range cooker with extractor over. Unit housing the gas central heating boiler. Dual aspect windows, and access to the side of the property.

FIRST FLOOR LANDING
With a side aspect window.

BEDROOM 1
11'8" x 11'5" (3.56 x 3.49)
To front aspect.

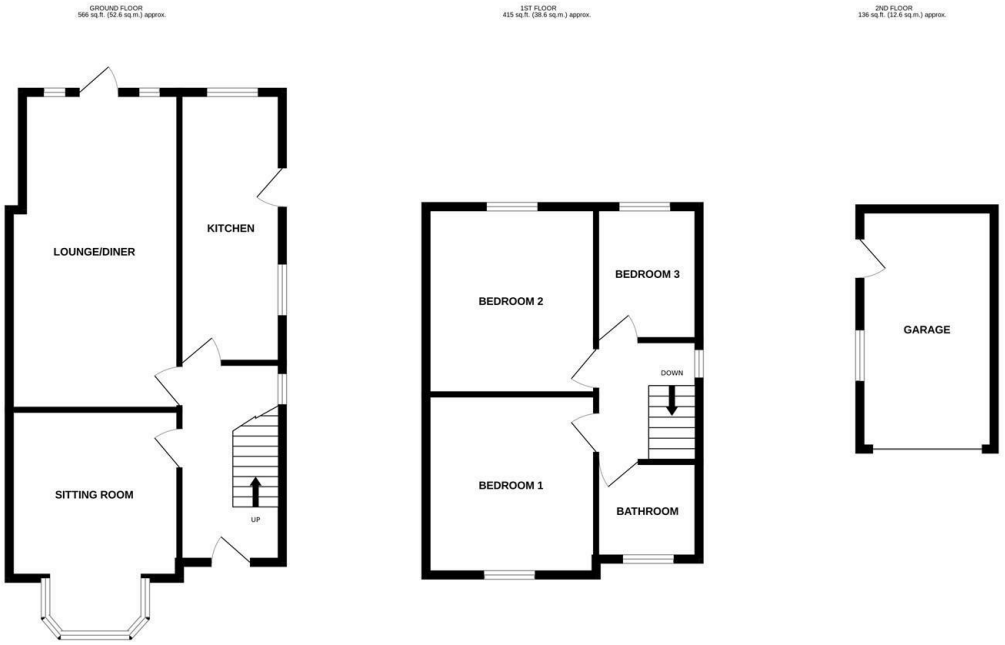
BEDROOM 2
12'2" x 10'9" (3.72 x 3.30)
A second double bedroom, to rear aspect.

BEDROOM 3
8'7" x 6'9" (2.63 x 2.06)
To rear aspect.

BATHROOM
6'4" x 6'0" (1.94 x 1.85)
Fitted with a vanity unit, WC, and panelled bath with shower over - includes dual shower heads and a crittall style screen. Heated towel rail.

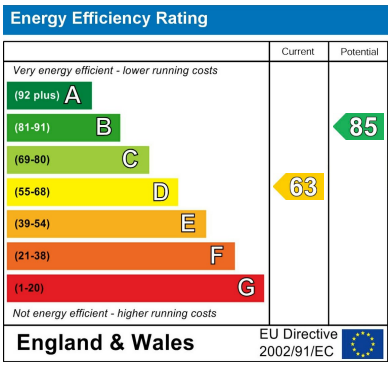
TENURE
Freehold

COUNCIL TAX BAND
B



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.
Made with Metropix ©2025



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

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore

rightmove find your happy
OnTheMarket.com
Find us on facebook
twitter
The Property Ombudsman
naea | propertymark PROTECTED