



## 23A Coniston Avenue Scartho, Grimsby, North East Lincolnshire DN33 3EE

Ideally situated close to shops bus services and schooling is this MODERN THREE BEDROOM SEMI DETACHED HOUSE constructed by The John Collis Group. The accommodation includes: Good sized lounge, fitted kitchen/breakfast room, cloaks/wc and a lovely conservatory to the ground floor plus three bedrooms and a bathroom/wc to the first floor. Gas central heating system. Double glazing. Security alarm. Carpets and blinds included. Front with off road parking plus an enclosed rear garden. NO CHAIN.

**£153,500**

- MODERN SEMI DETACHED HOUSE
- LOUNGE
- KITCHEN/BREAKFAST ROOM
- CLOAKS/WC
- CONSERVATORY
- THREE BEDROOMS
- BATHROOM/WC
- GAS CENTRAL HEATING SYSTEM & DOUBLE GLAZING
- FRONT & REAR GARDENS WITH OFF ROAD PARKING
- NO CHAIN



## DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

### GROUND FLOOR

#### FRONT ENTRANCE DOOR

A uPVC double glazed door leads into the:-

#### LOUNGE (FRONT)

14'4" x 13'4" (4.39 x 4.08)

This good sized lounge has a double glazed window to the front elevation, radiator, wall light points and has the white painted spelled staircase leading up to the first floor.



#### KITCHEN/BREAKFAST ROOM

13'3" x 9'8" (4.06 x 2.95)

Fitted with a range of cream base and wall cupboards incorporating a gas hob with an extractor above and an electric oven. The contrasting work surfaces are inset with a stainless steel sink unit and has space beneath for a washing machine below. The slim dishwasher is included in the sale. Vinyl flooring. Double glazed window and double glazed French doors to the dining area where there is ample space for a breakfast table and chairs.



#### KITCHEN/BREAKFAST ROOM



### **CLOAKS/WC**

5'0" x 2'7" (1.54 x 0.80)

Fitted with a low flush wc and Radiator. Extensively tiled walls having a striking tiled to dado height. Tiled flooring.



### **CONSERVATORY**

12'0" x 9'11" (3.66 x 3.04)

This lovely additional reception room has double glazed windows and doors over the rear garden. Tiled flooring. Radiator and wall mounted electric heater.



### **FIRST FLOOR**

#### **LANDING**



#### **BEDROOM 1**

14'5" x 7'6" (4.40 x 2.29)

Double glazed window and radiator.



### **BEDROOM 2**

9'8" x 7'2" (2.97 x 2.19)

Double glazed window and radiator.



### **BEDROOM 3**

6'3" x 5'5" (1.93 x 1.67)

Double glazed window and radiator. Concealed in a cupboard is the gas fired boiler.



### **BATHROOM/WC**

6'1" x 5'4" (1.86 x 1.65)

Fitted with a suite in white comprising a panelled bath having a shower and screen above, a white vanity unit comprising a semi recess sink with cupboards below and a concealed wc. Tiled walls in white and a contrasting turquoise ceramic tiled to dado height together with a tiled floor, radiator and double glazed window.



### **OUTSIDE**

#### **THE GARDENS**

The property stands in both front and rear gardens, the open plan blocked paved garden is ideal for off road parking. No. 23 will have pedestrian and vehicular right of way over the gravelled area. The enclosed south easterly facing rear garden contains a small lawn and a paved patio and pathway.

#### **COUNCIL TAX BAND & EPC RATING**

Council Tax Band - B

EPC -

#### **TENURE - FREEHOLD**

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

#### **VIEWING ARRANGEMENTS**

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

#### **OPENING TIMES**

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

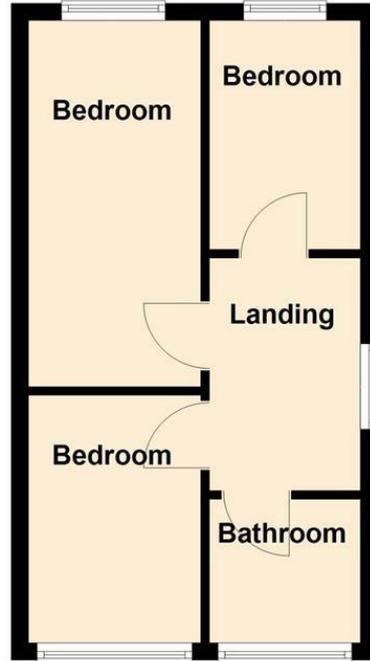
### Ground Floor

Approx. 41.3 sq. metres (444.8 sq. feet)



### First Floor

Approx. 28.0 sq. metres (301.5 sq. feet)



Total area: approx. 69.3 sq. metres (746.3 sq. feet)



| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) <b>A</b>  |  |                         | 88        |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  | 71                      |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | 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) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.