



## 5 Traditional House Coniston Avenue Scartho, Grimsby, North East Lincolnshire DN33 3EE

Situated in the desirable Scartho Village, this attractive three-bedroom end-terrace property has been freshly decorated throughout and provides stylish, modern living space ready to move into. Conveniently positioned within easy reach of local amenities, well-regarded schools, and regular bus services, the property is perfectly suited to a variety of buyers. The accommodation includes an entrance hallway, lounge, a generous kitchen diner, cloakroom, three well-proportioned bedrooms, a family bathroom, and a spacious attic area. Outside, there is a private enclosed garden featuring patio and lawn, as well as off-road parking and lawn to the front. Available with no forward chain, this home presents an excellent opportunity.

**Chain Free £179,950**

- SCARTH VILLAGE LOCATION
- MODERN END TERRACE PROPERTY
- KITCHEN DINER
- LOUNGE
- CLOAKROOM
- THREE BEDROOMS
- FAMILY BATHROOM
- LARGE ATTIC SPACE
- PRIVATE REAR GARDEN & OFF ROAD PARKING
- NO FORWARD CHAIN



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

The property has been re-decorated through out with newly fitted carpets and a new electric fan assisted oven.

## ENTRANCE

Accessed via a uPVC double glazed door leading into the hallway.



## HALLWAY

Having newly fitted carpeted flooring with carpeted stairs, white open spindle balustrade and handy storage beneath, radiator and solid oak connecting doors.



## KITCHEN DINER

14'5" x 8'11" (4.40 x 2.72)

The kitchen diner benefits from a large range of wood effect shake style wall and base units with contrasting work surfaces and tiled splashbacks incorporating a stainless steel sink and drainer, gas hob, contrasting tiled splashbacks, chimney style extractor hood and electric fan assisted oven beneath also integrated under counter fridge. Ample space for a free standing fridge freezer and under counter automatic washing machine. wall mounted boiler in matching unit. Finished with down lights to the ceiling, under cupboard lighting, tiled flooring, radiator and a uPVC double glazed window to the front aspect. Providing ample space for a family dining table.



## KITCHEN DINER



## KITCHEN DINER



## KITCHEN DINER



## KITCHEN DINER



## LOUNGE

15'8" x 11'7" (4.80 x 3.54)

The lounge is to the rear of the property with a uPVC double glazed window with uPVC French doors leading to the rear garden, finished with newly fitted carpeted flooring and radiator.



## LOUNGE



## LOUNGE



## CLOAKROOM

5'11" x 2'9" (1.82 x 0.84)

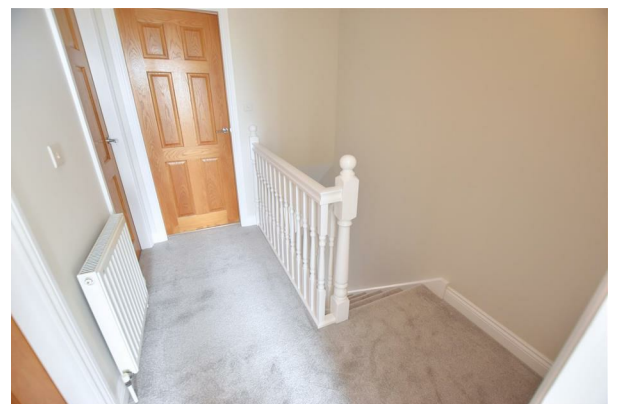
Benefitting from a white two piece suite comprising of; Low flush wc and pedestal hand wash basin with tiled splashbacks, tiled flooring and radiator fitted.



## FIRST FLOOR

### FIRST FLOOR LANDING

Having continued newly fitted carpeted flooring, radiator, white open spindle wooden banister and solid oak connecting doors. Loft access to the ceiling.



### **BEDROOM ONE**

13'7" x 8'9" (4.16 x 2.69)

The master bedroom is to the front aspect with a uPVC double glazed window, newly fitted carpeted flooring and radiator.



### **BEDROOM TWO**

12'6" x 8'9" (3.82 x 2.68)

The second double bedroom is to the rear with a uPVC double glazed window, newly fitted carpeted flooring and radiator.



### **BEDROOM THREE**

9'0" x 6'7" (2.76 x 2.01)

The third bedroom is again to the rear aspect with a uPVC double glazed window, newly fitted carpeted flooring and radiator.



### **BATHROOM**

7'10" x 6'5" (2.39 x 1.98)

The bathroom benefits from a white three piece suite comprising of; P-Shaped bath with shower over and curved screen, wood effect combination unit housing the hand wash basin and low flush wc with hidden cistern. Finished with part tiling to the walls, full tiling to the floors, down lights to the ceiling, heated towel rail, uPVC double glazed window to the front aspect and linen cupboard.



### **LOFT SPACE**

Having a pull down ladder and full boarded.



### **OUTSIDE**

#### **THE GARDENS**



#### **THE GARDENS**



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

Council Tax Band - B

EPC - C

### **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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		79	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		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.