JoWalker

ESTATE AGENTS

13 Lime Tree Avenue

Scartho, Grimsby, North East Lincolnshire DN33 2BB

We are delighted to offer for sale the THREE BEDROOM SEMI DETACHED FAMILY HOME presented to the market in turnkey condition and located directly off Scartho Road there being with easy access of the Diana Princess of Wales Hospital, college, university and the town centre. The property has been tastefully modernised by the current vendors with many original features and benefits from gas central heating and uPVC double glazing with the accommodation comprising of; entrance hall, lounge. dining room, modern kitchen, utility room and cloaks/wc, three bedrooms and family bathroom. Standing with a low maintenance front garden providing off road parking and to the rear a southerly facing enclosed garden with lawn, patio area and timber shed. Early viewing is highly recommended.

£194,950

- TRADITIONAL SEMI DETACHED HOUSE
- LOUNGE
- DINING ROOM
- KITCHEN
- REAR PORCH
- DOWNSTAIRS W/C
- THREE BEDROOMS
- FAMILY BATHROOM
- OFF STREET PARKING
- ATTRACTIVE SOUTH FACING REAR GARDEN

58 St Peters Avenue, Cleethorpes, Lincolnshire, DN35 8HP Telephone: 01472 200818 Fax: 01472 200618

www.joywalker.co.uk

DIRECTIONS
Best approached from Fryston Corner roundabout (Grimsby College) turn left onto Scartho Road, proceed through the traffic lights at Scartho Swimming Pool turning third right into Lime Tree Avenue.

ACCOMMODATION

MEASUREMENTS
All measurements are approximate.

GROUND FLOOR

PORCH
The property is approached via an arch with covered porch area haveing original tiling to dado height and tiled flooring.

ENTRANCE
Accessed via a composite door with side and top lights with decorative glass.

HALLWAY
The welcoming reception hallway sets the feel for the rest of the property with its original coved ceiling, dado rail, picture rail, high skirtings, curved walls and wood effect laminate flooring with carpeted stairs having an open white spindle balustrade with two handy storage cupboards beneath. Finished with a feature circular light window and radiator.

HALLWAY

KITCHEN

10'3" x 9'5" (3.13 x 2.87)

The recently installed modern kitchen benefits from a range of modern wall and base units in a chester midnight blue with wood effect worksurfaces and tiled splashbacks incorporating a porcelain sink and drainer, induction hob with modern black glass extractor fan and eye level electric fan assisted oven with integrated fridge freezer. Finished with wood effect laminate flooring and a uPVC double window with blind fitted to the side aspect.

KITCHEN

KITCHEN

KITCHEN

INNER LOBBY

Having LVT wood effect flooring, tall column radiator with a uPVC double glazed door leading to the garden. Leading to the utility and cloakroom.

UTILITY ROOM

The handy utility area has a uPVC double glazed window to the rear aspect continued wood effect LVT flooring, wood effect worksurfaces with ample space beneath for an automatic washing machine and tumble dryer, having a matching larder cupboard housing the wall mounted boiler.

CLOAKROOM

Benefitting from a white low flush wc with wood effect LVT flooring and a uPVC double glazed window to the side aspect.

LOUNGE

14'11" x 12'2" (4.54 x 3.71)

The formal lounge has a uPVC double glazed bay window to the front aspect with a feature decorative arch, coving and cornice to the ceiling with original picture rail, high skirtings, carpeted flooring and radiator with the main focal point being the compsite firesurround with inset electric fire.

LOUNGE

LOUNGE

LOUNGE

DINING ROOM/REAR SUNG

9'0" plus recess x 13'2" (2.75 plus recess x 4.02)

Presntly used as a snug with uPVC double glazed French doors leading to the patio area, coving and cornice to the ceiling with feature panelled wallpaper, carpeted flooring and radiator.

DINING ROOM

FIRST FLOOR

FIRST FLOOR LANDING

Having continued carpted flooring from the stairs with open white wooden spindle balustrade, coving to the ceiling, picture rail and a uPVC double glazed window with blind fitted to the side aspect. Loft access to the ceiling via a pull down ladder. The loft has full boarding, lighting and electric sockets.

FIRST FLOOR LANDING

BEDROOM ONE

12'0" x 12'2" (3.65 x 3.71)

The master bedroom is to the front aspect with a uPVC double glazed window, coving to the ceiling, picture rail, carpeted floor, radiator, original tiled fireplace and two large wooden wardrobes.

BEDROOM ONE

BEDROOM ONE

BEDROOM TWO

13'3" x 12'2" (4.04 x 3.72)

The second double bedroom is to the rear of the property with a uPVC double glazed window with blind fitted, coving to the ceiling, picture rail, handy built in storage wardrobes, radiator and carpeted flooring. Presently being used as a hobbie room.

BEDROOM TWO

BEDROOM THREE

8'2" x 6'5" (2.50 x 1.96)

The third bedroom has a uPVC double glazed window with blind fitted to the front aspect, coving to the ceiling, radiator and vinyl flooring.

SHOWER ROOM

6'4" x 7'6" (1.94 x 2.30)

The modern shower room benefits from a white three piece suite comprising of; Walk in shower with curved glazed screens, combination unit in light grey with handy storage and housing the hand wash basin and low flush wc with hidden cistern. Finished with down lights and extractor fan to the ceiling, modern panelled effect aqua style panelling, heated towel rail, tiled effect vinyl flooring, large linen cupboard with shelving and a uPVC double glazed window to the rear aspect.

SHOWER ROOM

OUTSIDE

THE GARDENS

The property stand with an open plan paved front garden ideal for off road parking with fenced side boundaries, small planting area and double wooden gates leading to the side driveway. Th southerly facing rear garden has fenced boundaries, paved patio with feature raised planting borders and water feature with well mainted lawn and two timber sheds.

THE GARDENS

THE GARDENS

THE GARDENS

REAR VIEW

TENURE

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.

COUNCIL TAX BAND & EPC RATING

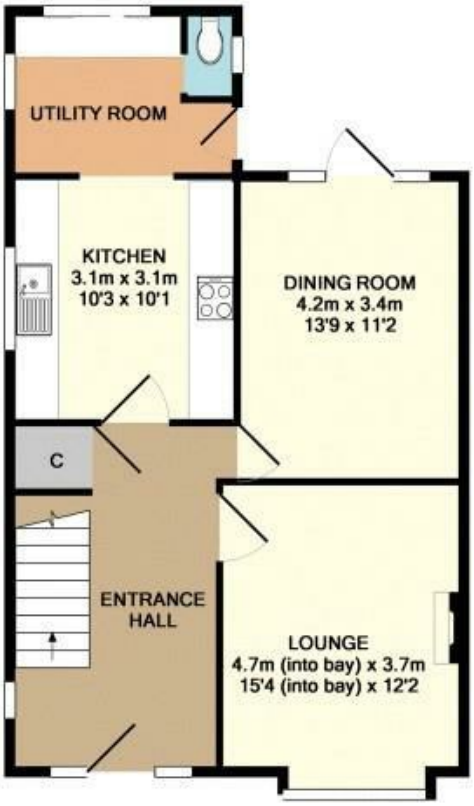
Council Tax Band -
EPC -

VIEWING ARRANGEMENTS

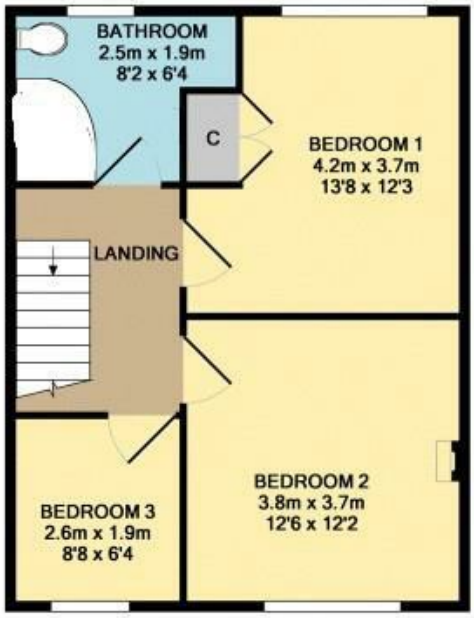
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

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



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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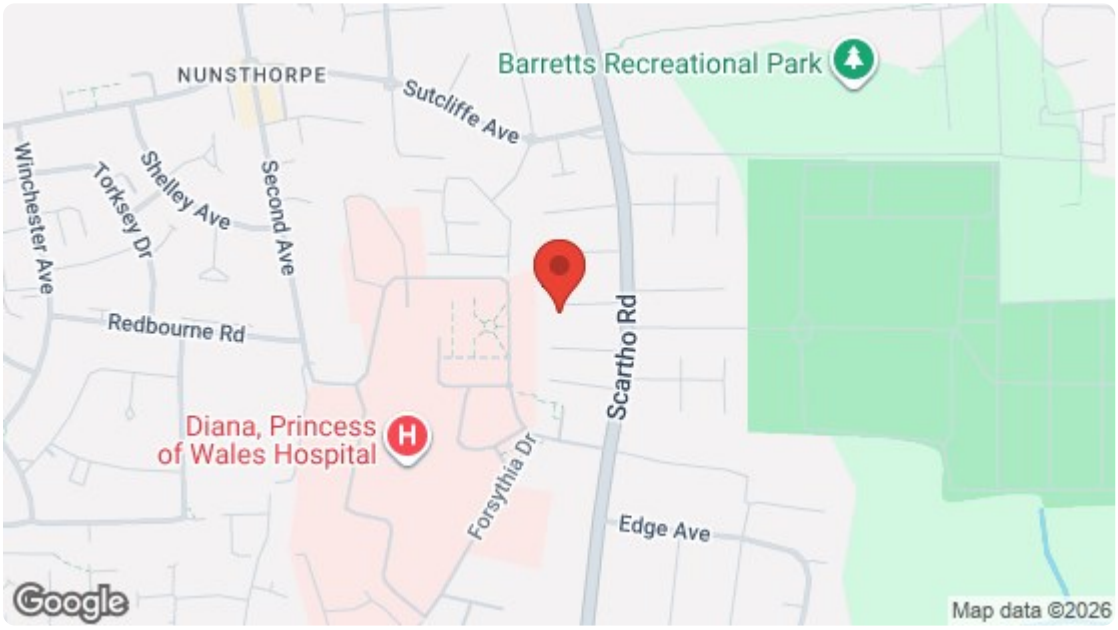

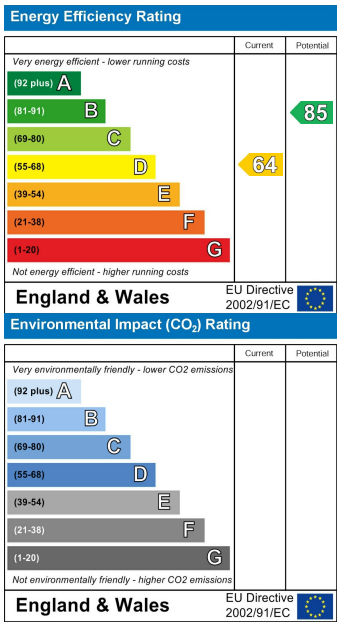

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out 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 firms 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.