



## 34 The Oval Scartho, Grimsby, North East Lincolnshire DN33 3NW

We are delighted to offer for sale this THREE BEDROOM SEMI DETACHED FAMILY HOME situated within the heart of Scartho village with an abundance of amenities, great bus routes, highly regarded schools and easy access to Grimsby and Cleethorpes town centres. The property benefits from gas central heating and uPVC double glazing with the accommodation comprising of; Entrance hallway, a spacious lounge, kitchen and to the first floor three bedrooms and a shower room/wc. Offering excellent potential for improvement, the property requires refurbishment throughout and provides an ideal opportunity for buyers looking to modernise and create a home to their own taste. Sitting in well maintained gardens with a driveway providing off road parking and a detached garage. Viewing is highly recommended. Offered for sale with NO FORWARD CHAIN.

**Offers Over £125,000**

- SCARTH VILLAGE LOCATION
- SEMI-DETACHED FAMILY HOME
- SPACIOUS LOUNGE
- KITCHEN
- THREE BEDROOMS
- SHOWER ROOM
- GAS CENTRAL HEATING
- IN NEED OF GENERAL MODERNISATION
- DRIVEWAY AND GARAGE
- NO FORWARD CHAIN



## ACCOMMODATION

### MEASUREMENTS

All measurements are approximate.

### GROUND FLOOR

#### ENTRANCE

Accessed via a glazed uPVC double glazed door with sidelight panels.

#### HALLWAY

The reception hallway has carpeted flooring, radiator and carpeted stairs leading to the first floor.



#### LOUNGE

21'10" x 12'6" (6.66 x 3.83)

The spacious lounge has a uPVC double glazed window to the front and to the rear of the property, carpeted flooring and two radiators.



#### LOUNGE



#### KITCHEN

8'5" x 8'5" (2.58 x 2.57)

Fitted with a range of wooden base and wall cupboards having complementary work surfaces inset with a stainless steel sink unit. Tiled walls and a double glazed window to the rear. Ample space for a free standing fridge freezer, washer and cooker. Finished with tiled flooring.



## KITCHEN



## KITCHEN



## FIRST FLOOR

### FIRST FLOOR LANDING

Having continued carpeted flooring, uPVC double glazed window to the side aspect and loft access to the ceiling.



### BEDROOM ONE

11'8" x 11'5" (3.56 x 3.50)

The largest of the three bedrooms has a uPVC double glazed window to the front aspect and radiator,



## BEDROOM ONE



## BEDROOM TWO

12'0" x 9'11" (3.66 x 3.03)

The second double bedroom is to the rear of the property with a uPVC double glazed window to the rear aspect, carpeted flooring, radiator, fitted wardrobes and a built in storage cupboard.



## BEDROOM TWO



## BEDROOM THREE

7'4" x 6'9" (2.25 x 2.07)

The third bedroom has a uPVC double glazed window to the front, carpeted flooring, built in storage and a radiator.



## BEDROOM THREE



## SHOWER ROOM/WC

8'4" x 5'10" (2.55 x 1.80)

The shower room comprises of; Walk in shower with glazed screen, hand wash basin and low flush wc. Finished with Aqua style panelling to the walls, tiled flooring, radiator and uPVC double glazed window to the rear aspect.



## SHOWER ROOM/WC



## OUTSIDE

### THE GARDENS

The property stands in both front and rear gardens, the fore garden is lawned and the rear garden is mainly laid to lawn with mature planting to the borders and a paved patio area close to the property. Detached garage. Drive providing off road parking.



## THE GARDENS



## THE GARDENS



## 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.

## COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

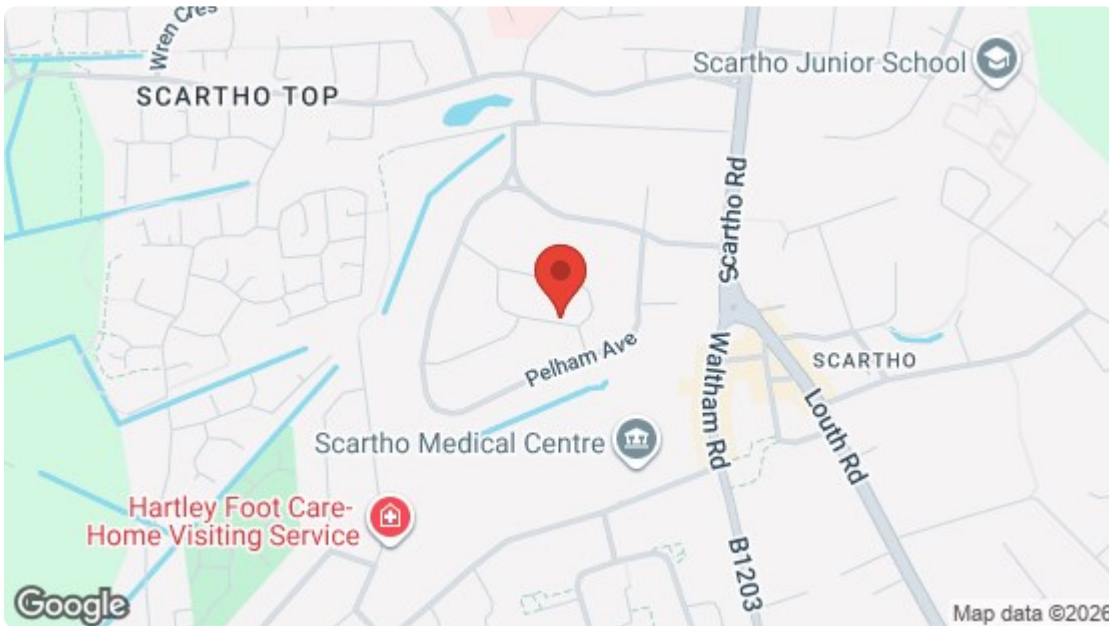
EPC -

## 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 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.