

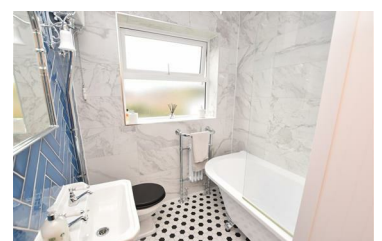


43 Grantham Avenue Scartho, DN33 2HQ

Situated in the heart of the village of Scartho which is well served by excellent facilities including shopping, restaurants, bus services and schooling is this attractive EXTENDED SEMI DETACHED HOUSE having undergone some works of improvement. The accommodation includes: entrance hall, cloaks/wc, lounge, dining room, kitchen, three bedrooms and recently fitted period style bathroom/wc. Gas central heating system. NEW BOILER 2022. Double glazing. Driveway and GARAGE. Gardens to the front and rear. Early viewing recommended.

£195,000

- SOUGHT AFTER LOCATION
- EXTENDED SEMI DETACHED HOUSE
- LOUNGE
- DINING ROOM
- KITCHEN
- THREE BEDROOMS
- RECENTLY FITTED PERIOD STYLE BATHROOM
- DRIVE AND GARAGE
- NEW BOILER 2022
- DOUBLE GLAZING



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

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GROUND FLOOR

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ENTRANCE HALL

Approached via an attractive double glazed entrance door into the hall. Staircase to the first floor. Double glazed window to the side.

CLOAKROOM

Fitted with a low flush w/c and wash hand basin. Double glazed window to the side.



LOUNGE

12'11" into bay x 11'6" (3.96m into bay x 3.51m)

Recently fitted double glazed bay window to the front, pebble style gas fire inset into a modern white surround, granite style back and hearth. Coving to the ceiling, radiator. Wood effect flooring.



LOUNGE

Additional photo



DINING ROOM

12'11" x 10'11" (3.96m x 3.35m)

Double glazed window to the rear. Electric fire with modern surround in a grey finish, granite back and hearth. Coving to ceiling. Wood effect flooring. Radiator. Open plan through to the kitchen.



DINING ROOM

Additional photo



KITCHEN

16'2" x 6'7" (4.93m x 2.01m)

Having a range of wall and base units, round edge work surface incorporating the stainless steel sink unit with mixer tap. Gas cooker point. Space for a fridge freezer, plumbing for washing machine and space for a tumble drier. Double glazed windows to the side and rear. Wood effect flooring. Double glazed door to the side leads through to the utility.



KITCHEN

Additional photo



REAR PORCH

Double glazed door.

FIRST FLOOR

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LANDING

BEDROOM 1

13'1" x 10'11" (3.99m x 3.35m)

Fitted with a range of wardrobes / cupboards in a fashionable grey finish. Double glazed window to the rear. Radiator. Coving to the ceiling.



BEDROOM 1

Additional photo



BEDROOM 2

11'6" x 10'11" (3.51m x 3.33m)

Double glazed window to the front, radiator. Coving to the ceiling



BEDROOM 2

Additional photo



BEDROOM 3

16'0" x 6'7" (4.90m x 2.03m)

Double glazed window to the rear. Radiator. Coving to the ceiling.



BEDROOM 3

Additional photo



BATHROOM

6'0" x 5'10" (1.85m x 1.78m)

Fitted by the current owner to offer a period style suite comprising of bath with ball and claw style feet, pedestal wash hand basin and ornate high level w/c. Fully tiled walls. Double glazed window to the front. Period style radiator.



BATHROOM

Additional photo



OUTSIDE



GARDENS

The front garden stands behind an established hedge screening it from the road, Good sized lawned area with hedging to the side. Driveway providing off street parking with fencing to the side. Gate to the side gives access to the rear garden. Electric car charging point. The rear garden has a small patio area with the remainder is being grassed with fenced boundaries.



GARDENS

Additional photo



GARAGE

15'5" x 8'3" (4.70m x 2.54m)

Brick built garage with double timber doors.



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

Council Tax Band C

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

Grantham Avenue, Grimsby, DN33

APPROX. GROSS INTERNAL FLOOR AREA 1019 SQ FT 94.6 SQ METRES
(EXCLUDES GARAGE)



Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92 plus) A				81
(81-91) B				
(69-80) C				
(55-68) D			62	
(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 ₂) Rating				
Very environmentally friendly - lower CO ₂ emissions			Current	Potential
(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 ₂ 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 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.