



5 Belgrave Road Scartho, Grimsby, North East Lincolnshire DN33 3RS

Situated in the area of Scartho on Belgrave Road, this two-bedroom home offers fantastic potential and is ideally located close to local shops, amenities and the nearby hospital, making it perfect for first-time buyers, downsizers or investors alike. Upon entering the property, you are welcomed directly into a spacious lounge area, creating a warm and inviting living space. To the rear is the kitchen, which offers ample room for a slot-in fridge and washing machine along with additional space for storage and appliances. To the first floor are two bedrooms and a bathroom. Externally, the property benefits from a low-maintenance rear garden, ideal for those seeking outside space with minimal upkeep. Further benefits include two allocated parking spaces, providing convenient off-road parking. Offering plenty of opportunity for a buyer to put their own stamp on it, this property must be viewed to fully appreciate its potential and excellent location.

£100,000

- IDEAL FOR FIRST TIME BUYERS OR INVESTMENT
- CLOSE TO ALL LOCAL AMENITIES
- NO FORWARD CHAIN
- LOUNGE
- KITCHEN
- TWO BEDROOMS
- BATHROOM
- DOUBLE GLAZED WINDOWS
- LOW MAINTENANCE GARDEN
- TWO PARKING SPACES



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

ENTRANCE

Accessed via a white painted wooden door leading into the lounge.

LOUNGE

12'4" x 12'6" (3.78 x 3.82)

The lounge is to the front of the property having an electric fire, double glazed window, laminate flooring, radiator and the stairs to the first floor.



LOUNGE



KITCHEN

12'7" x 8'7" (3.84 x 2.62)

Fitted with a range of wall and base units incorporating a stainless steel sink and drainer, gas hob, electric oven and an extractor fan above. Space for fridge, freezer and washing machine. There is also an under stair storage cupboard. Finished with part tiled splashbacks vinyl flooring and door leading to the rear garden.



KITCHEN



FIRST FLOOR

FIRST FLOOR LANDING

Having a airing cupboard for storage

BEDROOM ONE

12'7" x 12'4" (3.84 x 3.78)

The double bedroom is to the front of the property having carpeted flooring and a radiator. Window to the front aspect with a handy recess for sortgage. Cupbord for storage.



BEDROOM ONE



BEDROOM TWO

8'9" x 6'0" (2.67 x 1.85)

This bedroom is to the rear of the property having double glazed windows, carpeted flooring and a radiator.



BATHROOM

6'2" x 5'6" (1.90 x 1.70)

The bathroom benefits from a white three piece suite comprising of; Bath with an electric shower over, glazed screen and tiled splashbacks, handwash basin and low flush wc. Finished with wood effect laminate flooring and heated rail.



THE GARDENS



GARDEN

The enclosed south facing rear garden has fenced boundaries with a rear wooden access gate and is of low maintenance mainly laid with shingle. Timber shed



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 -

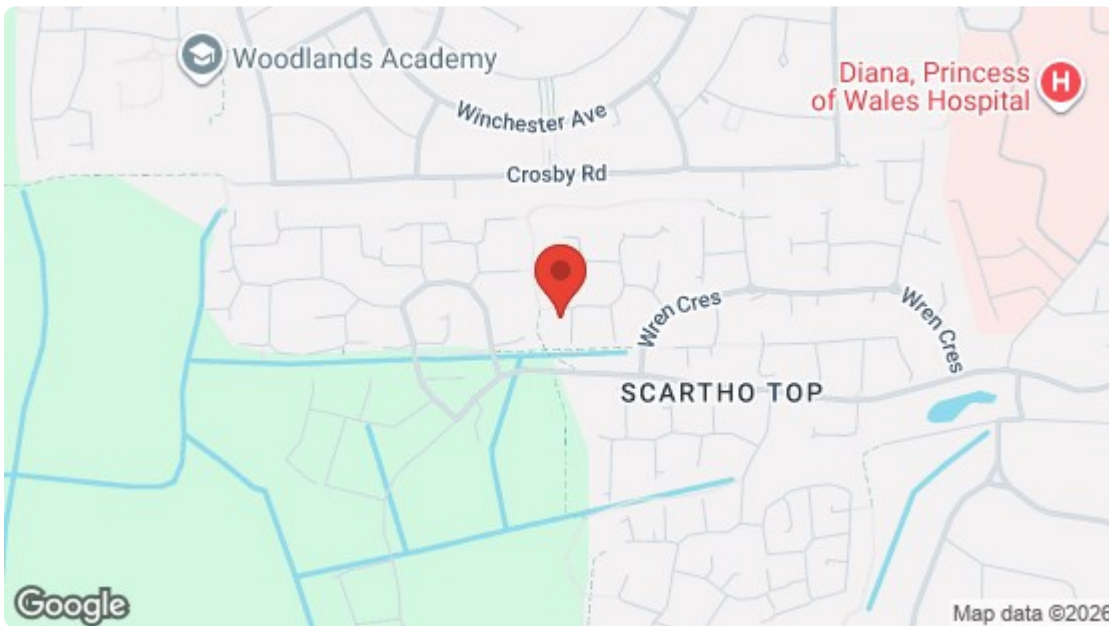
EPC -

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) A			
(81-91) B			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 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 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.