



26 Windermere Avenue Scartho, Grimsby, Lincolnshire DN33 3DF

Being sold with vacant possession is this TWO BEDROOM SEMI DETACHED BUNGALOW which is situated in Scartho which is well served by excellent facilities including shopping and local bus services into Grimsby Town Centre. The accommodation is in need of some updating and includes: L shaped entrance hall, good sized lounge, kitchen, sun room, two bedrooms and a shower room/wc. Part gas central heating system. Double glazing. Detached garage. Front and rear gardens.

Offers Over £130,000

- POPULAR LOCATION
- SEMI DETACHED BUNGALOW
- LOUNGE
- KITCHEN & SUN ROOM
- TWO BEDROOMS
- SHOWER ROOM.WC
- PART GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- DETACHED GARAGE
- FRONT AND REAR GARDENS



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.

ACCOMMODATION

MEASUREMENTS

All measurements are approximate.

GROUND FLOOR ONLY

ENTRANCE HALL

Approached via a uPVC entrance door. Radiator.

LOUNGE (FRONT)

16'6" x 11'1" (5.04 x 3.4)

This good sized lounge has a double glazed bay window to the front, radiator together with built in furniture. The focal point of this room is the fire surround which is inset with a gas fire/gas fired boiler.



KITCHEN

9'0" x 8'11" (2.76 x 2.72)

With limited fitted units having contrasting work surfaces inset with a stainless steel sink unit. Built in meter cupboard. Two double glazed windows plus a double glazed door which leads into the sun room.



SUN ROOM

9'1" x 6'4" (2.79 x 1.95)

This useful additional has double glazed windows and doors which opens onto the rear garden. Vinyl flooring.



BEDROOM 1 (REAR)

13'0" x 10'0" (3.98 x 3.06)

Fitted with an extensive range of floor to ceiling wardrobes which provides excellent hanging space plus two cupboards having folding doors one which houses the hot water cylinder.



BEDROOM 2 (FRONT)

8'2" x 8'11" (2.5 x 2.72)

Double glazed window. Radiator.



SHOWER ROOM

5'11" x 6'0" (1.82 x 1.84)

Having a suite in white including a corner shower cubicle, a pedestal wash hand basin and a low flush wc. Extensively tiled walls. Extractor fan. Double glazed window.



OUTSIDE

DETACHED GARAGE

15'7" x 7'5" (4.75 x 2.27)

Up and over door to the front.

THE GARDENS

The property stands in both front and rear gardens, the fore garden is mainly lawned with well established borders. A concrete driveway provides off road parking and leads to the garage at the rear. The rear garden is again lawned with borders and included in the sale is the timber garden shed.



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 - D

VIEWING ARRANGEMENTS

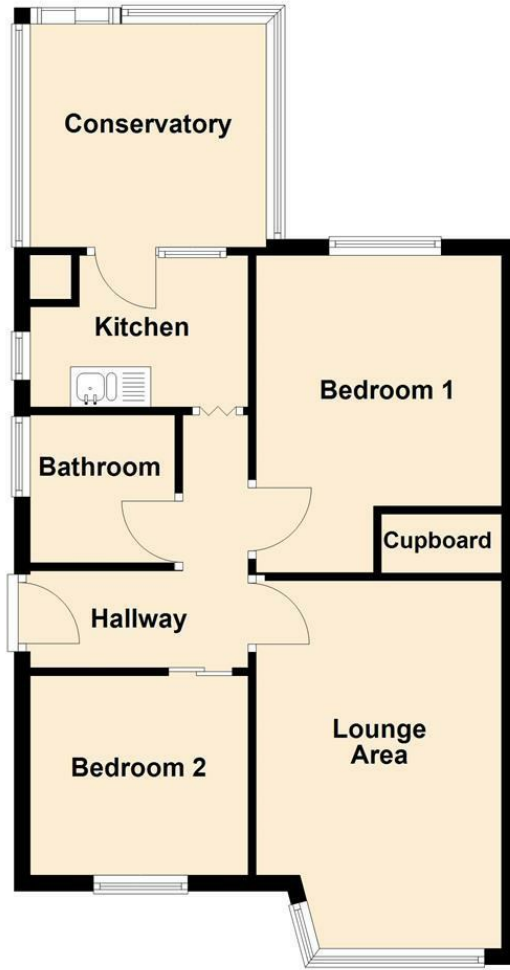
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

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

Ground Floor

Approx. 56.1 sq. metres (603.3 sq. feet)



Total area: approx. 56.1 sq. metres (603.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		59	
(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 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.