



Larden Avenue, Scartho, Grimsby, DN33 3HU

FOR SALE - £130,000

CanTERS

Chartered Surveyors

A **THREE BEDROOM SEMI-DETACHED BUNGALOW** found in this established and popular residential area within Scartho. The accommodation briefly comprises; Porch, Hallway, Sitting Room with Conservatory off, Kitchen, Three Bedrooms and Bathroom. The property requires a scheme of repair and renewal although does benefit from Upvc Double Glazed windows, a Gas Central Heating system and a south westerly facing rear garden.

Larden Avenue can be found off both Coniston Avenue and Amesbury Avenue Scartho and is conveniently positioned for a number of local amenities including; local convenience store, hot food takeaway and being not far from Scartho Medical Centre and the village centre with its wide variety of further facilities.

Porch	With Upvc part double glazed entrance door and a tiled floor.
Hallway	With timber part glazed entrance door, dado rail and coving to the ceiling.
Sitting Room	5.85m max x 3.40m max With fireplace having marble hearth and inset coal effect gas fire. Coving, dado rail and wall lights. A door from the sitting room leads into the conservatory.
Conservatory	2.90m max x 2.80m max With Upvc double glazed windows a polycarbonate roof and a tiled floor. A door provides access to the rear garden.
Kitchen	3.75m x 2.53m Having a number of fitted base and walls units with contrasting worktops and an inset stainless steel sink unit with mixer tap over. Tiled floor and a Upvc part double glazed door leading out to the driveway.
Dining Area	3.78m x 1.83m Having dado rail and window overlooking the rear garden.
Bedroom 1	3.33m x 3.00m Having coving to the ceiling and a window to the front aspect.
Bedroom 2	3.03m x 2.76m With window to front aspect and coving to the ceiling.
Bedroom 3	2.85m x 2.37m With coving to the ceiling and a window to the side aspect.
Bathroom	With suite comprising; bath, wash hand basin and WC. Window to side aspect and a tiled floor.
Outside	The property stands back behind dwarf brick wall with wrought iron gates providing access to the block paved front garden. Two timber gates lead to the rear garden via a driveway measuring approximately 2.5m wide. The south westerly facing rear garden is laid partly to concrete with a paved patio. Single garage of sectional concrete construction with up and over door.
Tenure	We are advised that the property is leasehold with the term being 99 years and 11 months from 17 June 1965 with a ground rent of £13.65. We are currently awaiting solicitors' confirmation with regards to these terms and all interested parties are recommended to make their own enquiries.
Council Tax Band:	'B'
EPC Rating:	TBC

FURTHER INFORMATION AND TO VIEW

Viewing by appointment only, contact James Chisholm james@canters.co.uk 01472 356143

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 23/02/2024

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ADDITIONAL PHOTOS & PLANS



Sitting Room



Sitting Room



Kitchen



Kitchen / Dining Room



Bedroom 1



Bedroom 2

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ADDITIONAL PHOTOS & PLANS



Bedroom 3



Bathroom



Rear Garden



Rear Garden



Rear Garden

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