



Carlton Avenue, Healing, DN41 7PJ
FOR SALE - £225,000

CanTERS

Chartered Surveyors

A well presented **THREE BEDROOM SEMI-DETACHED DORMER BUNGALOW** found within the highly regarded and much sought after village of Healing. The accommodation over two floors briefly comprises; Entrance Porch, Hallway, Living Room, Kitchen, Two Bedrooms and Shower Room to the ground floor with the first floor having a further Bedroom. The property benefits from having a mature garden together with a Detached Garage.

The well-planned accommodation has many notable features including a refurbished kitchen and shower room, both of which were completed in 2022, the installation of a new boiler together with radiators, internal doors and replacement of the Upvc of the front and back door in 2023. The property also benefits from Upvc double glazed windows.

The village of Healing can be found approximately five miles west of Grimsby town centre and benefits from amenities and facilities including Healing Primary School, Healing Academy, Healing Manor Hotel, The Royal British Legion, village store and being in close proximity to excellent transport links including the motorway network and a village railway station.

Entrance Hall	Having part double glazed Upvc door with part panelled walls and leading to the L-shaped hallway.
Sitting Room	5.63m x 3.80m (including staircase to first floor) Having feature fireplace with timber mantel and free-standing gas fire. Wall lights and a window overlooking the front garden.
Kitchen Diner	4.54m x 3.63m Found to the rear of the property, having a window overlooking the rear garden and comprising grey cupboards and base units with contrasting worktops having matching upstands and a white ceramic sink unit. Integrated Cooke & Lewis four ring induction hob with stainless steel chimney style extractor over, electric oven, integrated fridge/freezer, dishwasher and housing for a washing machine. Downlights to the ceiling, tile effect laminate flooring, a cupboard housing the Ideal central heating boiler, wall mounted radiator and electric blinds to both windows.
Bedroom 1	3.80m x 3.64m With window to rear aspect.
Bedroom 2	3.67m x 3.32m With plate rack and window overlooking the front garden.
Shower Room	2.24m x 2.01m With suite comprising; walk in shower with glass screen having a combination rain head and hand-held attachment. Grey vanity style wash hand basin with two cupboards and mixer tap over, low flush WC and window to side aspect.

A staircase from the living room leads to the first floor with landing and eaves storage.

Bedroom 3	3.82m x 3.33m With window to front aspect.
Outside	The property stands back with the front garden being lawned with mature hedgerows. A drive to the side of the property leads to the detached sectional garage with two timber doors. The rear garden is laid partly to lawn and has an abundance of mature shrubs. Outside tap.
Tenure	We are verbally advised that the property is freehold and we are awaiting formal confirmation from the vendors solicitor.

Council Tax Band: 'B'
NB: This can be reviewed by the Local Authority.

EPC Rating: 'D'

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: 29/08/2024

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ADDITIONAL PHOTOS & PLANS



Sitting Room



Sitting Room



Kitchen Diner



Kitchen Diner



Kitchen Diner



Bedroom 1

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ADDITIONAL PHOTOS & PLANS



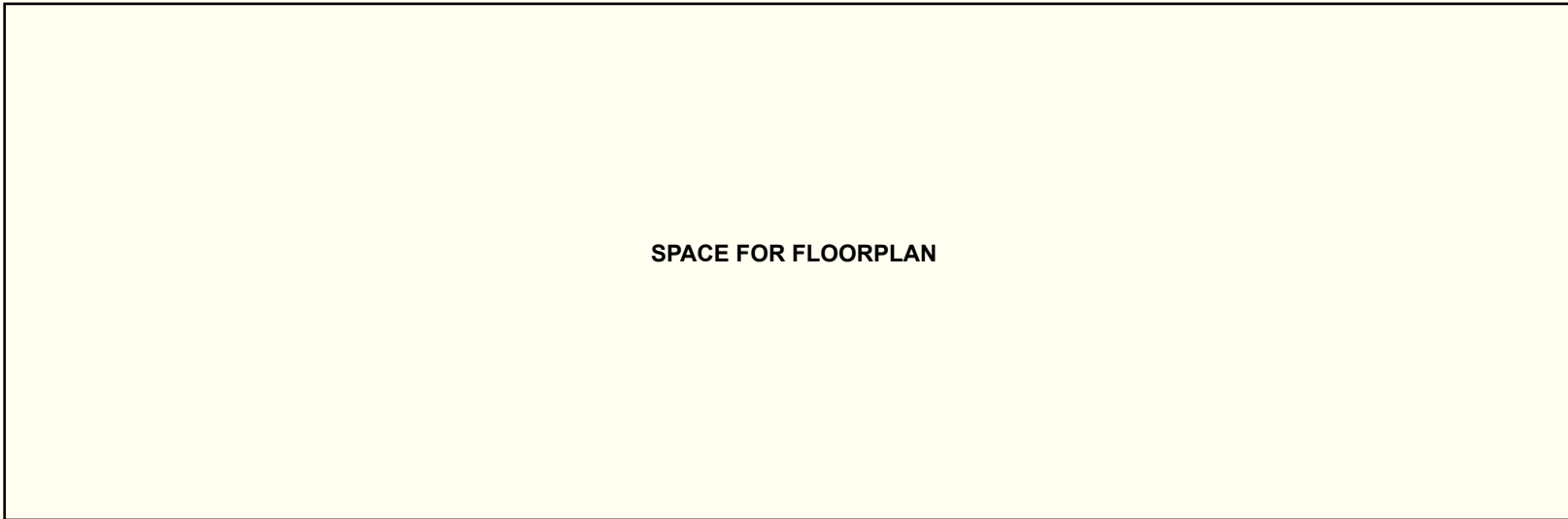
Bedroom 2



Shower Room



Rear Garden



SPACE FOR FLOORPLAN

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