



Bluebell Road, Scartho, Grimsby, DN33 3AY

FOR SALE - £202,500

CanTERS

Chartered Surveyors

A well-presented THREE BEDROOM END TERRACE HOUSE with single garage found on the now established and much sought after Springfield Park Development. Constructed by well known local builders Cyden Homes, this lovely home, which is considered suitable for a variety of purchasers, benefits from a gas fired central heating system, Upvc double glazed windows and a security alarm.

The accommodation briefly comprises, Entrance Hall, Cloakroom and Open Plan Living Kitchen Diner to the ground floor. To the first floor are Three Bedrooms, En-Suite Shower Room and a Family Bathroom. Bluebell Road is well placed, being not far from Scartho Village which benefits from a wide variety of amenities and facilities, including Scartho Medical Centre, shops, hot food takeaways, The Rose And Crown public house, primary schools and a regular bus service.

Entrance Hall	With composite door and a window to the side aspect.
Cloakroom	Having white suite comprising; low flush WC and corner pedestal wash hand basin with splashback tiling. Window to side aspect.
Living Room	5.01m x 3.29m With window to front aspect.
Kitchen Diner	5.34m x 3.04m Having a range of fitted wall cupboards and base units with contrasting worktops incorporating a double drainer sink unit with mixer tap over and wine rack. Integrated appliances include oven and four ring gas hob with a chimney style stainless steel extractor over. Integrated fridge/freezer and space for a washing machine. A window overlooks the rear garden and two Upvc double glazed doors open out to the paved patio. There is a tiled floor to the kitchen area and wood effect laminate flooring to the dining area.
Landing	With loft access and an airing cupboard containing the hot water cylinder.
Bedroom 1	3.59m to wardrobes x 3.23m With built in mirror fronted Haagensen wardrobes and a window to the front aspect.
En-Suite	With suite comprising, shower with folding glass door, low flush WC and vanity style wash hand basin with cupboard and mixer tap over. Wall mounted chrome towel rail and a window to the front aspect.
Bedroom 2	2.72m max x 2.69m max With fitted Haagensen wardrobes and dressing table with illuminated mirror over and window to rear aspect.
Bedroom 3	2.89m x 2.54m With window to rear aspect.
Family Bathroom	With white suite comprising, panelled bath with combination mixer tap/shower attachment. Vanity style wash hand basin with mixer tap and low flush WC. Splashback tiling and a wall mounted chrome towel rail.
Outside	The property stands back behind a mature hedge and a paved pathway leads to the open plan front garden which is laid to decorative stone. The enclosed fenced garden is laid partly to lawn with a paved patio and pathway, mature hedgerows, shrubs and tree. A gate to the rear boundary provides access to the block paved road to the rear where the single garage is situated within a block of four garages having up and over door. A separate shared pathway leads off Bluebell Road to this cul-de-sac.
Tenure	We are verbally advised that the property is of freehold tenure, and we are awaiting formal confirmation from the vendors solicitor.
Estate Management Fee	We are verbally advised that the estate management fee for this financial year is £187 per annum. We are currently awaiting solicitors confirmation.
Council Tax Band:	`C` NB: This can be reviewed by the Local Authority.
EPC Rating:	`C`

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ADDITIONAL PHOTOS & PLANS

FURTHER INFORMATION AND TO VIEW:

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

DISCLAIMER: This floor plan is for illustrative purposes only and not to scale; it should not be relied upon for accuracy. The image remains the intellectual property of Canters and should not be reproduced without consent.

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Living Room



Living Room



Kitchen

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ADDITIONAL PHOTOS & PLANS



Kitchen



Bathroom



Bedroom 1



Bedroom 1 En Suite



Bedroom 2



Bedroom 3

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ADDITIONAL PHOTOS & PLANS



Rear Elevation



Rear Garden



Garage



Shared Pathway



Ground Floor

First Floor

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