



## 58 Boundary Road Grimsby, North East Lincolnshire DN33 3BQ

We are delighted to offer for sale this TWO BEDROOM SEMI DETACHED BUNGALOW situated in the cul de sac of Boundary Road close to Scartho and Waltham village with handy local amenities restaurants and bars. The property benefits from gas central heating, uPVC double glazed whilst in need of a cosmetic refurbishment. The accommodation comprising of; Hallway, Kitchen, Lounge, rear sitting room or possible bedroom, two bedrooms and shower room. Having a newly laid driveway to the front for low maintenance and a private rear garden which is laid to lawn with a patio area, detached garage, green house and timber shed. Viewing is highly recommended.

**Chain Free £160,000**

- SEMI DETACHED BUNGLOW
- TWO BEDROOM
- TWO RECEPTION ROOMS
- KITCHEN
- SHOWER ROOM
- GAS CENTRAL HEATING
- SOME MODERNISATION REQUIRED
- GARAGE
- FRONT & REAR GARDENS
- NO FORWARD CHAIN



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

### ENTRANCE

Accessed via a uPVC double glazed door leading into the hallway.

### HALLWAY

Carpeted flooring and radiator.



### LOUNGE

15'9" x 11'4" (4.81 x 3.47)

The lounge is to the front of the property with a uPVC double glazed bay window, coved ceiling, carpeted flooring, two radiators and feature fireplace with wood surround marble hearth and back and electric fire fitted. This room could possibly be the master bedroom.



### LOUNGE

Additional Photograph



### KITCHEN

9'10" x 9'3" (3.02 x 2.83)

Benefiting from a range of white highly gloss wall and base units with contrasting worksurfaces and incorporates a stainless steel sink and drainer, electric slot in oven and hob, washing machine and ample space for a fridge freezer. Finished with tiled walls, vinyl flooring and dual aspect uPVC double glazed windows. Wall mounted boiler.



## KITCHEN

Additional Photograph



## KITCHEN

Additional Photograph



## REAR SITTING ROOM

13'3" x 12'0" (4.06 x 3.66)

Having dual aspect uPVC double glazed windows and French doors leading to the rear garden. This versatile room could be used as the main lounge and is finished with carpeted flooring, coved ceiling and radiator.



## PORCH

The rear porch is of uPVC double glazed construction and has a door leading to the garden,

## BEDROOM ONE

12'5" x 10'9" (3.80 x 3.28)

The largest of the two bedrooms is to the rear of the property with a window looking into the rear sitting room and has a skylight window. Finished with coved ceiling, carpeted flooring, radiator and has a range of built-in wardrobes, drawers and dressing table area. This room could be re-figured to become the lounge.



## BEDROOM TWO

9'4" x 7'11" (2.87 x 2.43)

Having a uPVC double glazed window to the front aspect, built in wardrobe, carpeted flooring and radiator.



## SHOWER ROOM

6'4" x 5'8" (1.94 x 1.74)

Benefitting from white three piece suite comprising of; Walk in shower with glazed screens and Aqua panelling to the splash back area, vanity sink unit with handy storage and low flush wc. Finished with tiled walls, vinyl flooring, heated towel rail and uPVC double glazed window to the side aspect. Loft access to the ceiling fitted with an Enviroent condensation unit.



## OUTSIDE

### GARDEN

The property has ample off road parking which is provided from the newly laid red brick driveway and front garden, mature planting area to the front boundary. The driveway extends to the side of the property and leads to the rear garden and detached garage. The private rear garden has a wooden gate and fence which leads onto the lawn area and paved patio, mature planting to the borders, greenhouse and timber shed.



### GARDEN

Additional Photograph



## **GARDEN**

Additional Photograph



## **GARDEN**

Additional Photograph



## **GARAGE**

Detached garage with up and over door.

## **COUNCIL TAX BAND**

Council Tax Band B

## **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.

## **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



58 BOUNDARY ROAD, SCARTH0, GRIMSBY, DN33 3BQ

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			83
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		60	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.