



181 Scartho Road Grimsby, DN33 2BU

Located within this popular position is this impressive traditional THREE BEDROOM SEMI DETACHED HOUSE enjoying good sized gardens conveniently positioned for the town centre, colleges and Diana Princess of Wales hospital. The accommodation requiring a scheme of modernisation offers :- entrance porch, welcoming hall, cloakroom, lounge, dining room, garden room, kitchen, dining area, three bedrooms, bathroom and separate w/c. Driveway providing ample off street parking. DOUBLE GARAGE Established good sized gardens to the front and rear. The property has gas central heating system and partial double glazing. Offered with NO FORWARD CHAIN early viewing is highly recommended

Chain Free £245,000

- SPACIOUS TRADITIONAL SEMI DETACHED HOUSE
- LOVELY GARDENS
- LOUNGE
- DINING ROOM
- GARDEN ROOM
- DINING KITCHEN
- THREE BEDROOMS
- BATHROOM
- DOUBLE GARAGE
- NO FORWARD CHAIN



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.

MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

An impressive canopied entrance porch with tiled hearth. double timber doors lead into the porch. An additional part glazed door leads into the hall.

HALL

A welcoming entrance hall with staircase to the first floor having useful under stair cupboard. Leaded and stained glass windows to the front and side. Coving to the ceiling. Radiator.



HALL

Additional photo



CLOAKROOM

Fitted with a low flush w/c and wash hand basin. Window to the side.

LOUNGE

12'11" (15'3") x 12'11" (3.96m (4.67m) x 3.94m)

Featuring a stone style surround housing the living flame effect gas fire. Coving to the ceiling, ornamental plate rack. Radiator. Double glazed bay window to the front with arch over.



LOUNGE

Additional photo



DINING ROOM

13'6" x 12'11" (4.13m x 3.95m)

This spacious room featuring a stone style fire surround with wooden mantel over, provision for an open fire and tiled hearth. Coving to the ceiling, decorative dado rail. Wall light points. glazed double doors with matching side panels lead through to the garden room.



GARDEN ROOM

11'5" x 8'6" (3.50m x 2.61m)

Having laminate flooring. Window to the rear. Double glazed door giving access to the rear garden. Coving to ceiling, radiator.



GARDEN ROOM

Additional photo



DINING KITCHEN

KITCHEN

13'0" x 10'4" (3.97m x 3.17m)

Fitted with a range of wall and base units, work surface with stainless steel sink unit with hot and cold taps. Electric cooker point, plumbing for washing machine and dishwasher, space for a fridge freezer. Feature beams to the ceiling. Double glazed window to side.



KITCHEN

Additional photo



DINING AREA

8'10" x 8'8" (2.70m x 2.65m)

Laminate flooring. Window to the rear, radiator. Feature beams to the ceiling and wall.



FIRST FLOOR

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LANDING

Double glazed window to the front. Access to the loft space.



BEDROOM 1

12'11" x 12'11" (3.96m x 3.95m)

Fitted wardrobes with central vanity area with drawers underneath, a mirror and a light over. Double glazed window to the front, radiator. Laminate flooring. Coving to the ceiling, radiator.



BEDROOM 1

Additional photo



BEDROOM 2

13'6" x 12'11" (4.14m x 3.95m)

Fitted wardrobes with central vanity area with drawers underneath. Double glazed window to the rear, radiator. Coving to the ceiling, radiator.



BEDROOM 2

Additional photo



BEDROOM 3

10'4" x 9'7" (3.17m x 2.93m)

Fitted wardrobe. Double glazed window to the rear, radiator. Coving to the ceiling, radiator.



BEDROOM 3

Additional photo



BATHROOM

9'11" (7'0") x 6'0" (3.04m (2.14m) x 1.85m)

Fitted with suite comprising of bath with shower over, pedestal wash hand basin. Separate fully tiled shower cubicle with glass door and electric shower. Fully tiled walls. Window to the side. Radiator. Built in airing cupboard housing the hot water cylinder. Laminate flooring.



BATHROOM

Additional photo



SEPARATE W/C

Fitted with a low flush w/c. Window to the side. Laminate flooring.



OUTSIDE



GARDENS

The deep front garden stands behind a hedge screening it from the road being lawned with planted border beds, established trees. A generous driveway with hedging to the side leads to the DOUBLE GARAGE. A timber gate to side leads into the beautifully landscaped rear garden enjoying a good degree of privacy. A generous paved patio area leading to a shaped lawn with graveled rockery areas with ornamental garden pond, plant, flowers and shrubs. Established trees. Boundaries are fenced and hedged.



GARDENS

Additional photo



DOUBLE GARAGE

23'1" x 11'5" (7.04m x 3.48m)

Having an up and over door. Power and lighting. Window and courtesy door to the side.



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 -

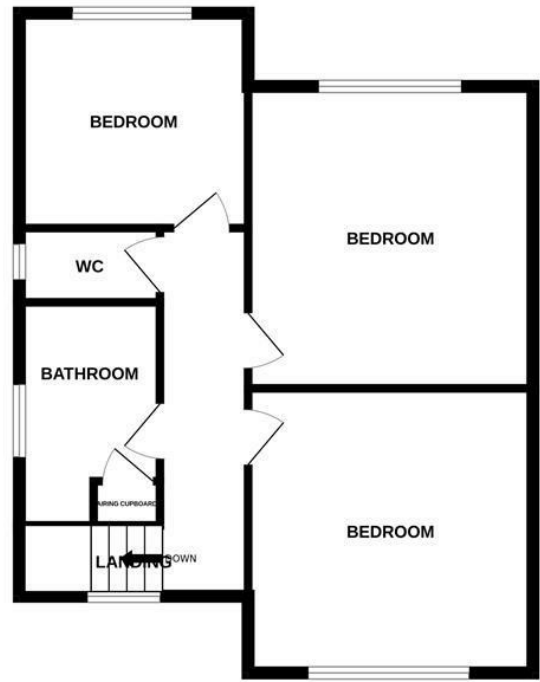
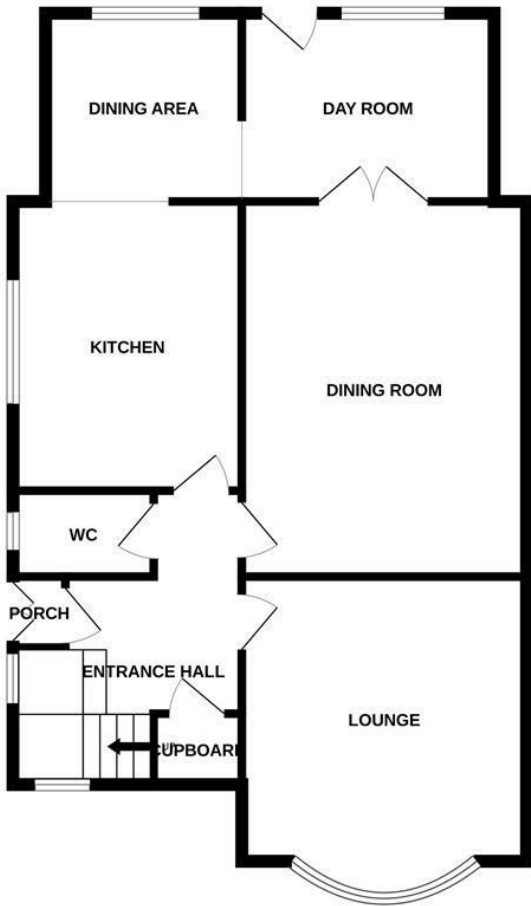
EPC - E

VIEWING ARRANGEMENTS

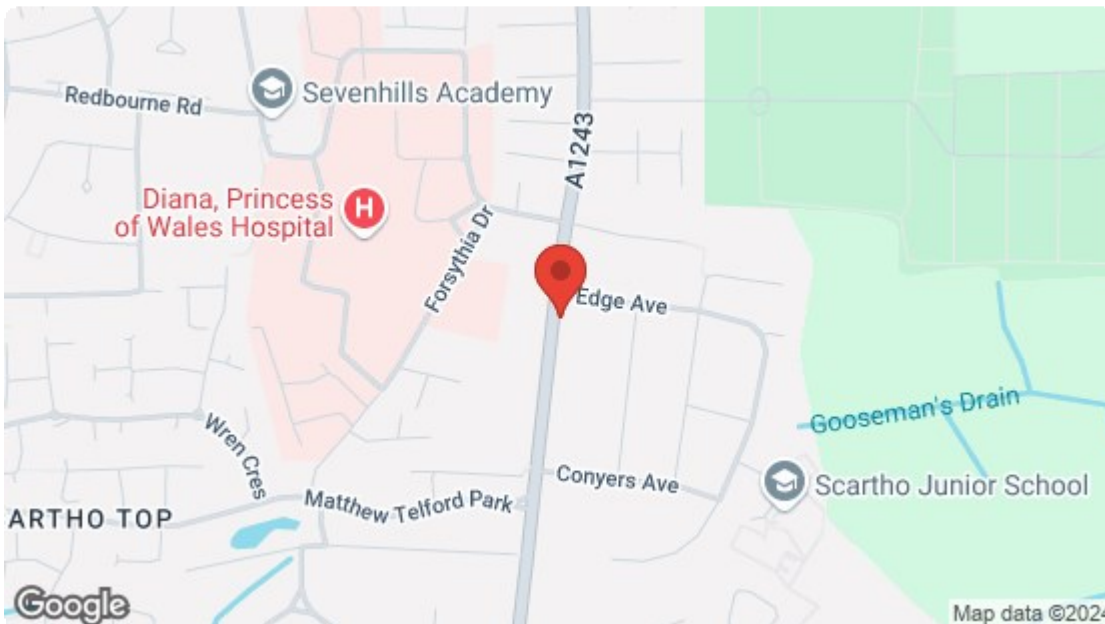
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

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



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) A			83
(81-91) B			
(69-80) C			
(55-68) D		54	
(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 firms 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.