



30 Caspian Crescent Grimsby, North East Lincolnshire DN33 3RZ

We are delighted to offer for sale this THREE BEDROOM END TERRACE PROPERTY situated on the ever popular Scartho Top close to all local amenities and The Princess Diana hospital, with the added bonus of new Primary school under construction. The property benefits from gas central heating and uPVC double glazing with the accommodation comprising of; Entrance hall, cloakroom, lounge kitchen diner, and to the first floor three bedrooms, master with en suite shower room and family bathroom. Having both front and rear gardens with driveway for off road parking. Viewing is highly recommended.

£169,950

- POPULAR LOCATION
- END TERRACE FAMILY HOME
- KITCHEN DINER
- LOUNGE
- CLOAKROOM/WC
- THREE BEDROOM
- FAMILY BATHROOM
- uPVC DOUBLE GLAZING
- FRONT & REAR GARDENS
- OFF ROAD PARKING



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

ENTRANCE

Accessed via composite door into the hallway.

HALLWAY

Having wood effect laminate flooring, radiator and carpeted stairs leading to the first floor.



CLOAKROOM/WC

5'3" x 2'11" (1.62 x 0.89)

Benefitting from a white two piece suite comprising of; Low flush wc and corner hand wash basin with tiled splash backs. Finished with tiled effect vinyl flooring, radiator and uPVC double glazed window to the front aspect.



LOUNGE

14'10" x 11'7" (4.54 x 3.54)

To the front aspect with a uPVC double glazed window, carpeted flooring and radiator. Handy under stairs storage cupboard.



LOUNGE

Additional Photograph



LOUNGE

Additional Photograph



KITCHEN DINER

15'5" x 10'4" (4.72 x 3.17)

The kitchen diner benefits from a range of white matt fronted wall and base units with contrasting wood effect work surfaces and matching upstands and tiled splash backs incorporating a stainless steel sink and drainer, gas hob with stainless steel chimney style extractor hood above, eye level electric fan assisted oven, microwave and integrated fridge freezer. Wall mounted boiler in matching unit. Finished with down lights to the ceiling, tiled effect vinyl flooring and radiator. Ample space for a family dining table and uPVC double glazed window and French doors overlooking the rear garden.



KITCHEN DINER

Additional Photograph



KITCHEN DINER

Additional Photograph



KITCHEN DINER

Additional Photograph



UTILITY CUPBOARD

The utility cupboard has ample room for an automatic washing machine and tumble dryer.

FIRST FLOOR

FIRST FLOOR LANDING

Having continued carpeted flooring from the stairs with white wooden open spindle balustrade with Oak hand rails. Loft access to the ceiling. The loft has partial boarding.



BEDROOM ONE

11'5" x 8'10" (3.49 x 2.70)

The master bedroom is to the front of the property with a uPVC double glazed window, carpeted flooring and radiator.



BEDROOM ONE

Additional Photograph



EN SUITE SHOWER ROOM

8'10" x 4'7" (2.71 x 1.40)

Benefitting from a white three piece suite comprising of; Walk in shower with tiled splash backs and glazed screen, floating hand wash basin and low flush wc. Finished down lights to the ceiling, tiled effect vinyl flooring, fan and heated towel rail.



EN SUITE SHOWER ROOM

Additional Photograph



BEDROOM TWO

9'8" x 8'10" (2.96 x 2.70)

To the rear of the property with a uPVC double glazed window, carpeted flooring and radiator.



BEDROOM THREE

6'7" x 6'4" (2.03 x 1.94)

Presently used as a dressing room by the current vendors with a uPVC double glazed window to the rear, carpeted flooring and radiator.



FAMILY BATHROOM

6'4" x 6'3" (1.94 x 1.91)

The family bathroom benefits from a white three piece suite comprising of; Bath with shower over and glazed screen, floating hand wash basin and low flush wc. Finished with down lights to the ceiling, part tiled walls, tiled effect vinyl flooring, heated towel rail and uPVC double glazed window to the front aspect.



OUTSIDE

GARDENS

The property stands with a decorative wrought iron fence to the front with open paved pathway leading to the property, mature hedging planted and lawn. Drive way to the side of the property providing ample parking for two vehicles. Wooden fence and gate leading to the rear garden. The rear garden has fenced boundaries with a large paved patio, artificial lawn and decorative pebbles rear patio area and borders. Timber shed.



GARDENS

Additional Photograph



COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

EPC -

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.

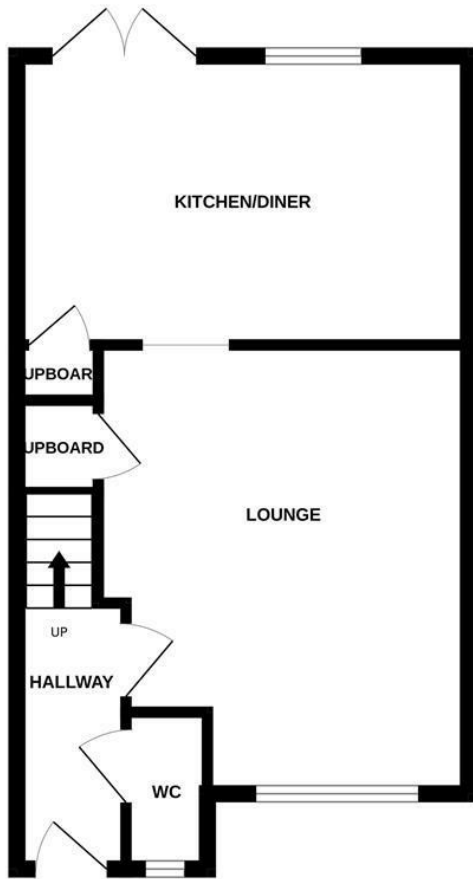
VIEWING ARRANGEMENTS

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

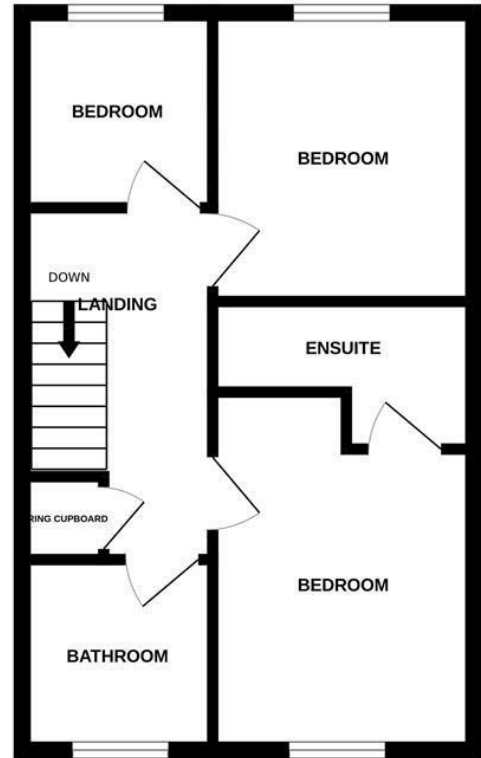
OPENING TIMES

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

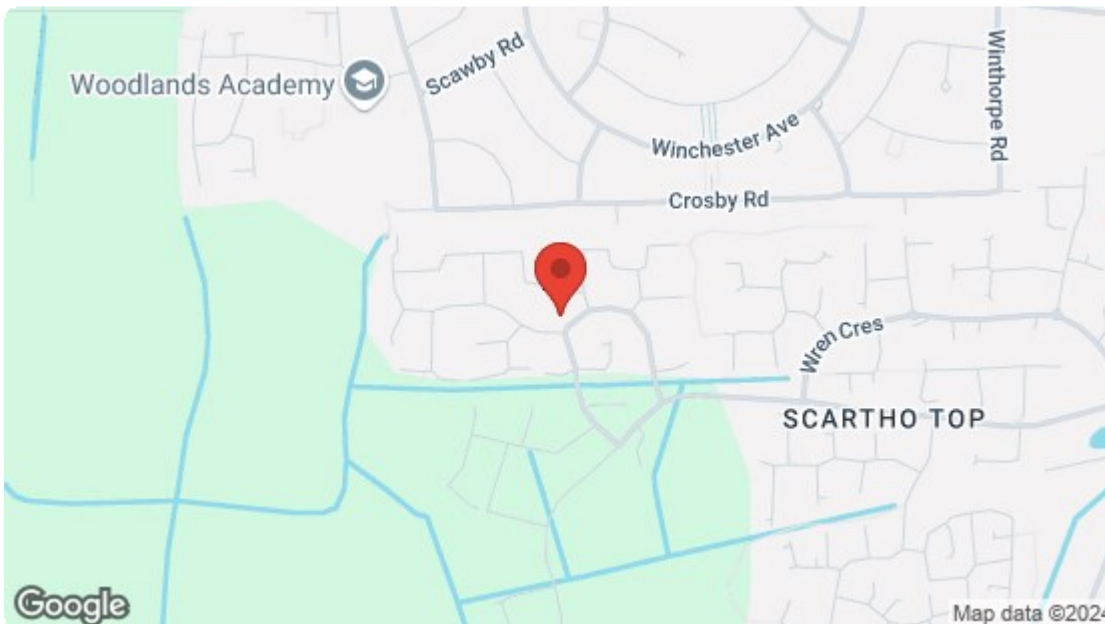
GROUND FLOOR



1ST FLOOR



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			91
(81-91) B		78	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
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			
EU Directive 2002/91/EC			
England & Wales			

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.