



## 21 Edge Avenue Scartho, North East Lincolnshire DN33 2DD

We are delighted to offer for sale this handsome traditional bay windowed detached family home situated on the ever popular Edge Avenue just off Scartho Road, ideally placed for Scartho village, Grimsby town centre and Princess Diana Hospital. Benefitting from gas central heating and uPVC double glazing. The accommodation retains many original features including ceiling cornice, plate racks, picture rails, high skirts and doors. Comprising of entrance porch, hallway with original parquet flooring, two reception rooms, kitchen diner, cloakroom/wc and to the first floor three bedrooms and family bathroom. Sat back from the road with a hedge boundary and double wrought iron gates leading to the the driveway which provides ample off road parking and leads onto the car port and detached garage. The large area garden has hedged boundaries and is mainly laid to lawn with mature planting, decked patio area and greenhouse. Viewing is highly recommended.

**£265,000**

- DETACHED FAMILY HOME
- ORIGINAL FEATURES
- KITCHEN DINER
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- FAMILY BATHROOM
- LARGE GARDENS
- uPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- VIEWING HIGHLY RECOMMENDED





## 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

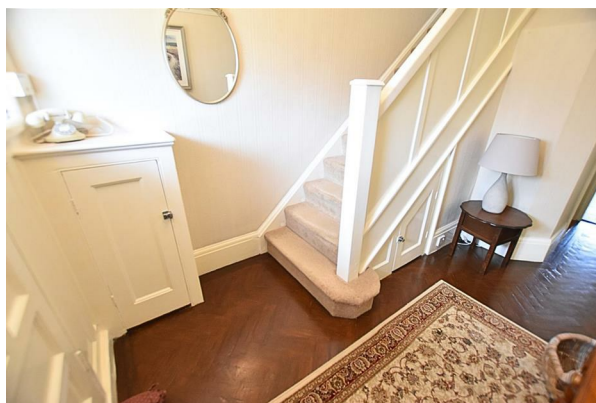
#### ENTRANCE PORCH

Approached via double glazed French door leading into the porch which has original quarry tiled floor. Further original wooden entrance door with feature glazing, side and top lights leading to the hallway.



#### IMPRESSIVE RECEPTION HALL

The welcoming hallway retains the original parquet flooring with carpeted stairs leading to the first floor having enclosed bannister, original plate rack and feature cornice to the ceiling, high skirtings and original connecting doors. Double radiator.



#### CLOAKROOM/WC

6'3" x 4'5" (1.92 x 1.36)

Benefitting from a two piece suite comprising of; low flush wc and pedestal hand wash basin. Finished with part tiled walls, carpeted flooring, handy storage unit and uPVC double glazed window to the side aspect.



#### RECEPTION LOUNGE

15'10" x 13'2" (4.83 x 4.02)

The first reception lounge is to the front aspect with a walk in uPVC double glazed bay, ceiling cornice, high skirts, carpeted flooring and two radiators. Having a feature fireplace with wood surround, marble hearth and back with inset gas fire. A bright and spacious reception room.



## RECEPTION LOUNGE



## RECEPTION LOUNGE

### SECOND RECEPTION/DINING ROOM

14'9" x 12'11" (4.49 x 3.93)

Presently used as a dining room by the current vendor with a uPVC double glazed door with side and top light windows overlooking the garden. Two further light windows to the side aspect. Finished with carpeted flooring, high skirts, picture rail, ceiling cornice and radiator with ornate cover. Feature open chimney breast with brick hearth, Oak beam and multi fuel stove.



### SECOND RECEPTION/DINING ROOM



### KITCHEN BREAKFAST ROOM

19'0" x 7'10" (5.81 x 2.40)

The extended breakfast kitchen benefits from a range of cream fronted wall and base units with contrasting work surfaces and tiled splashbacks and incorporates a stainless steel sink and drainer, gas hob with stainless back, chimney style extractor hood, one and half gas fan assisted oven, electric grill and gas hob. Integrated fridge and ample space for a dishwasher and automatic washing machine. Finished with dual aspect uPVC double glazed windows, side uPVC double glazed door, down lights to the ceiling, tiled flooring and radiator with ornate cover. Extended to provide ample room for a family dining table.





KITCHEN BREAKFAST ROOM



KITCHEN BREAKFAST ROOM



KITCHEN BREAKFAST ROOM



KITCHEN BREAKFAST ROOM



## FIRST FLOOR



### FIRST FLOOR LANDING

Having continued enclosed bannister with carpeted flooring, ceiling cornice, uPVC double glazed window to the side aspect and handy airing cupboard which houses the wall mounted boiler, shelving and uPVC double glazed window to the side aspect.



### BEDROOM ONE

16'4" x 13'2" (5.00 x 4.02)

The master bedroom is to the front aspect with a walk in double glazed bay window, carpeted flooring, ceiling cornice and two radiators.



### BEDROOM ONE





## BEDROOM TWO

14'7" x 12'9" (4.45 x 3.89)

The second double bedroom is to the rear of the property having a uPVC double glazed window with two side light windows, carpeted flooring, radiator and built in wall to wall wardrobes with dressing table area.



## BEDROOM THREE

7'7" x 7'7" (2.32 x 2.32)

To the front aspect with a uPVC double glazed window, carpeted flooring and radiator.



## BATHROOM

7'11" x 6'11" (2.43 x 2.12)

Benefitting from a white four piece suite comprising of; corner bath with hand shower attachment, corner shower cubicle with glazed screens, pedestal hand wash basin and low flush wc. Finished with tiled walls, down lights to the ceiling, tiled effect laminate flooring, heated towel rail and uPVC double glazed window to the rear.



## OUTSIDE

### THE GARDENS

The property stands on a large plot away from the road with a mixture of fenced and hedged boundaries with double wrought iron access gates leading to the driveway which provides ample off road parking and leads onto the car port and detached garage. The front garden is laid to lawn with mature planting to the borders. The rear garden is a great size with fenced boundaries and is mainly laid to lawn with mature planting to the borders, hard standing patio area and further decked patio area and for the budding gardener a veg patch area and greenhouse.



## THE GARDENS



## THE GARDENS



## THE GARDENS



## THE GARDENS



## DETACHED GARAGE

18'8" x 9'9" (5.69 x 2.98)

Double opening wooden doors to the front. Light and power.

## LARGE CARPORT

With perspex roof and outside lighting providing covered access to the rear door and garage.

## DIRECTIONS

Best approached from the town centre at St. James Church, proceed over Deansgate Bridge over the traffic lights into Bargate. Turn left into Scartho Road at Fryston Corner roundabout, straight on at the traffic lights (the junction with the hospital) and Edge Avenue is the second turning on the left after the lights.

**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 - d

EPC -

**VIEWING ARRANGEMENTS**

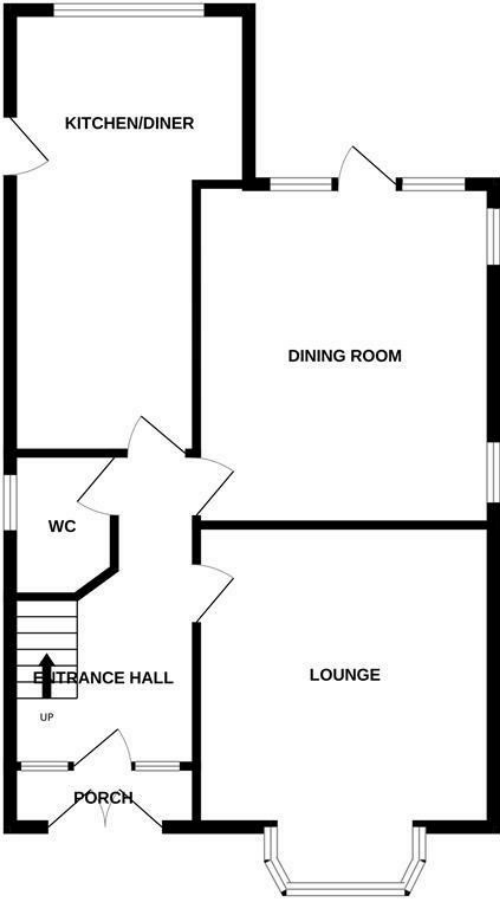
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property

**OPENING TIMES**

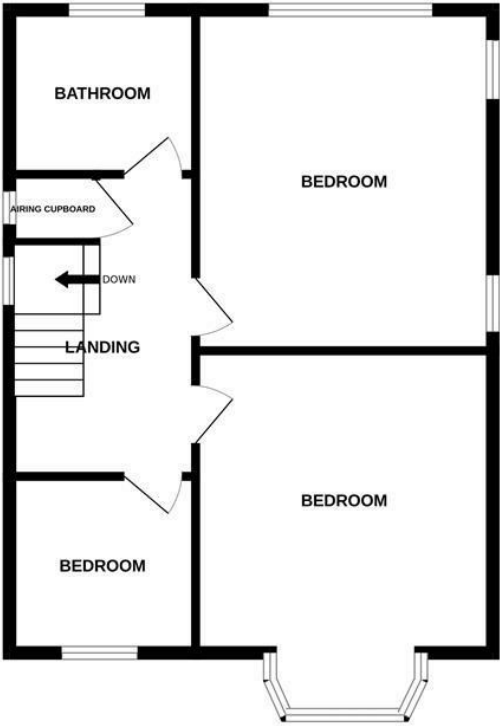
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 3.00 pm



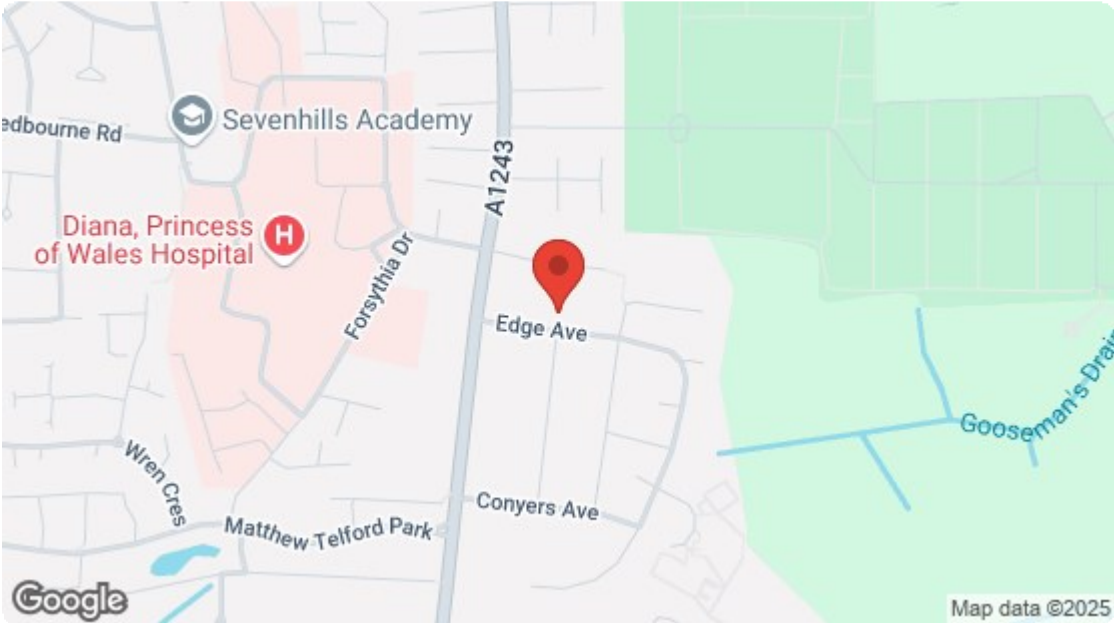
GROUND FLOOR



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		
(81-91) B		
(69-80) C		
(55-68) D		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.