



7 Coniston Avenue Grimsby, North East Lincolnshire DN33 3EE

We are delighted to offer for sale this THREE BEDROOM DETACHED BUNGALOW situated within the heart of Scartho village, close to all local amenities, good bus routes and highly regarded schools. The property is in need of general refurbishment with the accommodation comprising of; Entrance hallway, kitchen, lounge, three bedrooms and modern shower room. Sitting on a generous plot with both low maintenance front and rear gardens. Driveway providing ample off road parking leading to double wooden gates and onto the rear garden. The rear garden has fenced boundaries with a detached garage fitted with electric and lighting, workshop and large timber shed. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

Chain Free £170,000

- DETACHED BUNGALOW
- SCARTH VILLAGE LOCATION
- IN NEED OF MODERNISATION
- KITCHEN
- LOUNGE
- THREE BEDROOMS
- SHOWER ROOM
- FRONT & REAR GARDENS
- GARAGE, WORKSHOP, LARGE SHED
- 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.

PHOTOGRAPHS

All the photographs on this brochure are for illustrations purposes only.

ACCOMMODATION

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ENTRANCE

Accessed to the side of the property via a uPVC double glazed door with side light panels leading into the hallway.



HALLWAY

The hallway has carpeted flooring, radiator and large storage cupboard.



KITCHEN

12'11" x 9'1" (3.94 x 2.77)

The kitchen benefits from a range of white front wall and base units with contrasting worksurfaces and tiled splash backs incorporating a stainless steel sink and drainer, gas hob, electric oven with extractor hood, fridge freezer, washing machine and tumble dryer, space for further appliances. Wall mounted boiler in matching unit. Finished with vinyl flooring, radiator, dual aspect uPVC double glazed windows and glazed uPVC door leading to the rear garden.



KITCHEN



KITCHEN



LOUNGE

14'6" x 9'11" (4.44 x 3.03)

To the rear of the property with uPVC double glazed French doors and side lights looking over the garden two further uPVC double glazed windows to the side aspect. Coving to the ceiling, carpeted flooring, radiator and feature fireplace with wood surround, marble hearth and back with gas fire fitted.



LOUNGE



LOUNGE



BEDROOM ONE

12'8" x 8'11" (3.88 x 2.72)

The first double bedroom is to the front aspect with a uPVC double glazed bay window, coving to the ceiling, carpeted flooring and radiator.



BEDROOM ONE



BEDROOM TWO

10'0" x 9'11" (3.05 x 3.04)

The second double bedroom has a uPVC double glazed window to the front aspect, coving to the ceiling, carpeted flooring and radiator.



BEDROOM THREE

9'10" x 7'11" (3.02 x 2.43)

The third bedroom has coving to the ceiling, carpeted flooring, radiator and uPVC double glazed window to the side aspect.



SHOWER ROOM

6'7" x 5'4" (2.02 x 1.64)

The modern shower room benefits from a white three piece suite comprising of; Corner shower with glazed screens, white highly gloss combination unit housing the hand wash basin and low flush with hidden cistern



OUTSIDE



GARDENS

The property stands on a good sized plot with a walled boundary to the front with low maintenance garden having mature trees and bushes planted with decorative shingle areas and driveway for handy off road parking. double wooden gates leading to the further driveway and rear garden. The rear garden is again of low maintenance with fenced boundaries, paved patio, shingle area, large timber shed with power and lighting.



GARDENS



REAR VIEW OF PROPERTY



GARAGE

12'0" x 8'6" (3.68 x 2.60)

The garage has half glazed uPVC French doors to the front aspect and double glazed uPVC side window and is fitted with electric and lighting.

WORKSHOP

11'3" x 8'8" (3.44 x 2.65)

To the rear of the garage with a uPVC double glazed access door and fitted with electric and lighting.

FRONT GARDEN



VIEW OF PROPERTY



COUNCIL TAX BAND & EPC RATING

Council Tax Band - B
EPC -

TENURE - FREEHOLD

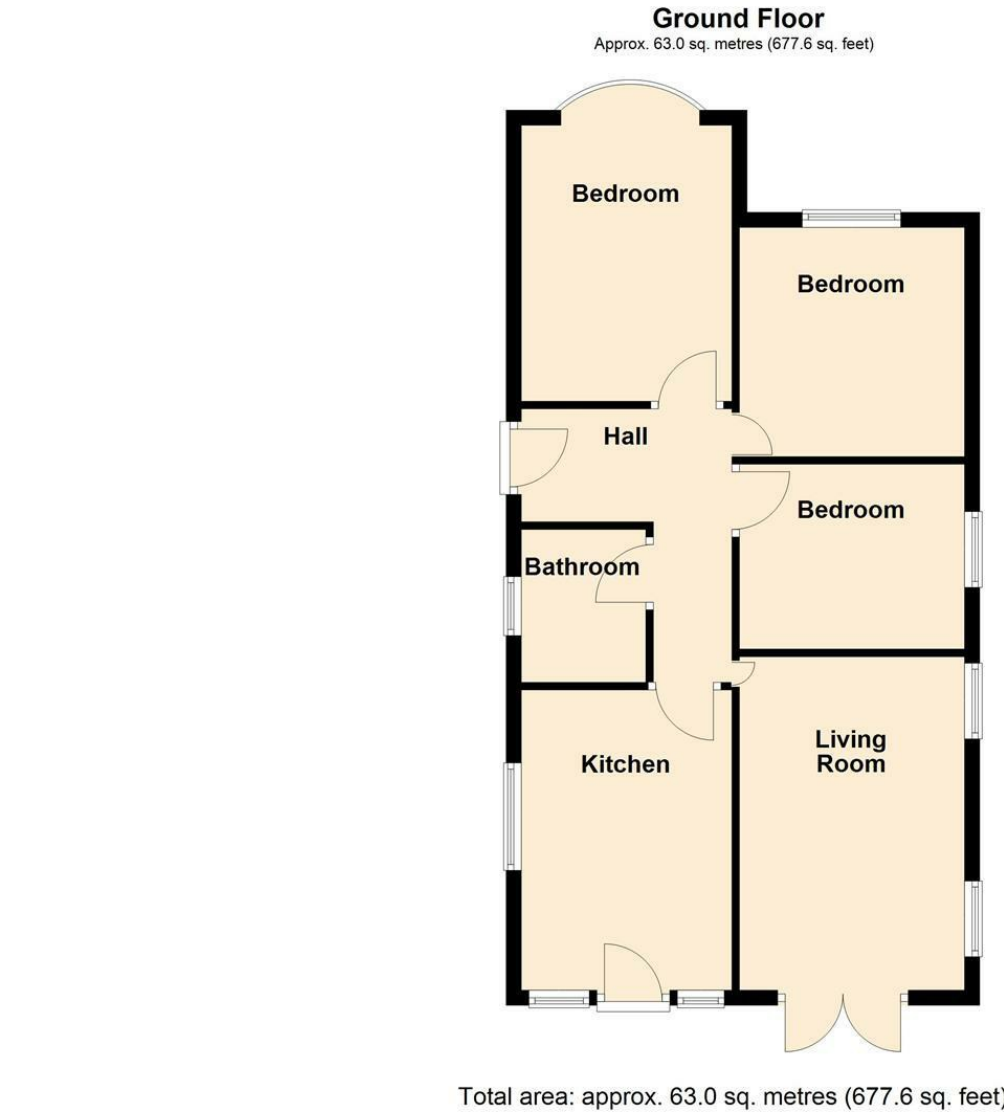
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		68	
(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			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(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.