



31 Fairfield Avenue Grimsby, North East Lincolnshire DN33 3DS

We are delighted to offer for sale this THREE BEDROOM DORMER BUNGALOW situated with in the heart of Scartho village, close to all local amenities, good bus routes, highly regarded schools and easy access to both Grimsby and Cleethorpes town centres. The property benefits from gas central heating and uPVC double glazing but does require general updating. The accommodation comprises of; Entrance hallway, lounge, kitchen diner, sunroom, three bedrooms one of which is to the ground floor and a ground floor shower room. Sitting within mature gardens with a driveway off road parking, detached garage with gardeners store and substantially large rear garden, with green house, veg garden and orchard. Viewing is highly recommended to appreciate the potential of this well place home offered to the market with NO FORWARD CHAIN.

Chain Free £160,000

- SCARTH VILLAGE LOCATION
- SEMI DETACHED DORMER BUNGALOW
- KITCHEN DINER
- SUNROOM
- LOUNGE
- THREE BEDROOMS
- SHOWER ROOM (GROUND FLOOR)
- LARGE REAR GARDEN
- DETACHED 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

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ENTRANCE

Accessed to the front aspect via a uPVC door.



HALLWAY

The hallway has wood effect laminate flooring with a narrow carpeted staircase leading to the first floor. Handy under stairs storage cupboards and radiator.



KITCHEN DINER

17'5" x 10'5" (5.32 x 3.20)

The open plan kitchen diner benefits from wood front wall and base units with contrasting work surfaces and tiled splashback incorporating a stainless steel sink and drainer, gas hob, one an a half electric fan assisted ovens, washing machine and dishwasher. Wall mounted boiler. Finished with wood effect vinyl flooring, two uPVC double glazed windows to the side aspect and a radiator. Ample room for a dining table. Door leading to the sunroom.



KITCHEN DINER



KITCHEN DINER



KITCHEN DINER



SUNROOM

13'6" x 5'10" (4.13 x 1.79)

This handy extra addition has dual aspect uPVC double glazed windows with a uPVC door leading to the garden. finished with vinyl flooring.

LOUNGE

14'6" x 10'6" (4.44 x 3.21)

the lounge has a uPVC double glazed bay window to the front aspect, coving to the ceiling, carpeted flooring and ornate fire surround.



LOUNGE



BEDROOM ONE

To the ground floor bedroom has a uPVC double glazed window to the side aspect, carpeted flooring, radiator wall to wall wardrobes with matching bedside cabinets.



BEDROOM ONE

SHOWER ROOM

7'1" x 6'4" (2.18 x 1.95)

The shower room benefits from a white three comprising of corner shower with curved glazed screens and electric shower fitted, vanity hand wash unit with handy storage cupboard and low flush wc. finished with part tiled walls, tiled effect vinyl flooring and uPVC double glazed window to the rear.

FIRST FLOOR

FIRST FLOOR LANDIUNG

Having continued carpeted flooring with enclosed banister and two handy storage cupboards.

BEDROOM TWO

12'8" x 6'11" (3.88 x 2.11)

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

BEDROOM THREE

11'11" x 7'4" (3.65 x 2.26)

The third double bedroom has dual aspect uPVC double glazed windows, carpeted flooring and radiator.

OUTSIDE

THE GARDENS

This property boasts an exceptional garden that is truly a gardener's dream, with a wealth of separate areas for outdoor living and cultivation. To the rear, you will find a dedicated area that was once a vegetable patch complete with a greenhouse, ideal for those who enjoy homegrown produce. There are sunny patios perfectly placed for relaxing or entertaining, as well as an orchard with mature fruit trees and a variety of established planting, creating year-round interest and natural beauty. The garden is fully enclosed with fenced boundaries, offering both privacy and security. To the front, a beautifully maintained lawn with mature planting sets the tone, enhanced by a double wrought iron gate and a long driveway providing ample off-road parking. This property combines charm and practicality, making it the perfect setting for anyone with a passion for gardening and outdoor space.



THE GARDENS



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REAR VIEW



DETACHED GARAGE B& GARDENERS STORE

Detached brick built garage with double wooden doors to the front aspect, fitted with electric and lighting. Side access door to the handy gardeners store.

COUNCIL TAX BAND & EPC RATING

Council Tax Band -

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

Approx. 59.0 sq. metres (634.6 sq. feet)



First Floor

Approx. 24.6 sq. metres (264.4 sq. feet)



Total area: approx. 83.5 sq. metres (899.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	67	
(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.