



3 Lime Tree Avenue Grimsby, North East Lincolnshire DN33 2BB

We are delighted to offer for sale this THREE BEDROOM TRADITIONAL SEMI DETACHED FAMILY HOME situated just off Scartho Road close to the Princess Diana Hospital, good bus routes and easy access to Grimsby and Cleethorpes Town Centres. Benefitting from gas central heating and uPVC double glazing. The accommodation comprises of; Entrance hall, two reception rooms, modern kitchen, three good sized bedrooms and family bathroom. Having a front garden with driveway providing off road parking, converted garage to provide an extra family room and private rear garden. Offered for sale with NO FORWARD CHAIN.

£175,000

- TRADITIONAL SEMI DETACHED FAMILY HOME
- SCARTHOLAND LOCATION CLOSE TO HOSPITAL
- ENTRANCE HALLWAY
- TWO RECEPTION LOUNGES
- MODERN KITCHEN
- THREE BEDROOMS
- FAMILY BATHROOM
- PRIVATE REAR GARDEN
- CONVERTED 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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GROUND FLOOR

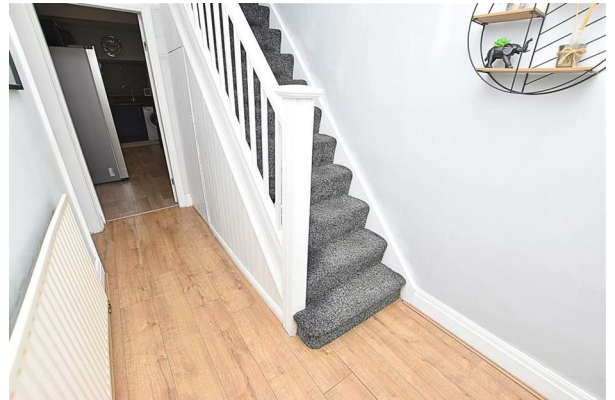
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ENTRANCE

Accessed via a composite door into the hallway.

HALLWAY

Having wood effect laminate flooring and carpeted stairs with white wooden spindle balustrade leading to the first floor. Under stairs storage cupboard. Picture rail and radiator.



LOUNGE

14'6" x 11'6" (4.43 x 3.52)

Having a uPVC double glazed walk in bay window, coved ceiling, carpeted flooring and feature fireplace with wood surround, marble hearth and back and gas fire fitted.



DINING ROOM

13'1" x 10'5" (4.01 x 3.19)

To the rear of the property with uPVC double glazed French doors overlooking the garden. Finished with carpeted flooring, picture rail, coved ceiling and feature brick chimney place with electric fire.



DINING ROOM

Additional Photograph



KITCHEN

16'8" x 6'6" (5.09 x 1.99)

The modern newly fitted kitchen benefits from a range of grey shaker style wall and base units with contrasting wood effect worksurfaces and matching upstands and incorporates a composite sink and drainer, gas hob with black glass splashback and black chimney style extractor hood. Ample space for under counter washing machine and American fridge freezer. The worksurface extends to a handy breakfast bar area. Wall mounted boiler in cupboard. Finished with down lights to the ceiling, wood effect laminate flooring, dual aspect uPVC double glazed windows and glazed uPVC door leading to the driveway.



KITCHEN

additional Photograph



FIRST FLOOR

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FIRST FLOOR LANDING

Having carpeted flooring continued open spindle white wooden balustrade and uPVC double glazed window to the side aspect. Loft access to the ceiling.



BEDROOM ONE

12'0" x 10'6" (3.66 x 3.22)

To the front of the property with a uPVC double glazed window, carpeted flooring, radiator, picture rail and built in modern wardrobes.



BEDROOM TWO

10'11" x 10'3" (3.34 x 3.13)

the second double bedroom is to the rear of the property with a uPVC double glazed window, carpeted flooring, picture rail, radiator and built in wardrobe.



BEDROOM THREE

7'10" x 6'5" (2.40 x 1.96)

The third bedroom has a uPVC double glazed window to the rear aspect, carpeted flooring, picture rail and radiator.



BATHROOM

6'0" x 5'7" (1.84 x 1.72)

Benefitting from a white three piece suite comprising of; Bath with rainfall shower and glazed screen pedestal hand wash basin and low flush wc. Finished with tiled splashbacks, heated towel rail, wood effect vinyl flooring and uPVC double glazed window to the front aspect.



OUTSIDE



GARDENS

The property has a walled boundary to the front aspect and driveway for handy off road parking. The garden is laid to lawn and feature slate pathway. The driveway leads to the converted garage and rear garden. The rear garden is of low maintenance with fenced boundaries, paved patio and artificial lawn.



CONVERTED GARAGE

The garage has been converted to create an extra family room with a uPVC double glazed window to the front aspect and side access door. Internal decoration includes down lights to the ceiling, modern panelled walls and wood effect laminate flooring.

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 -

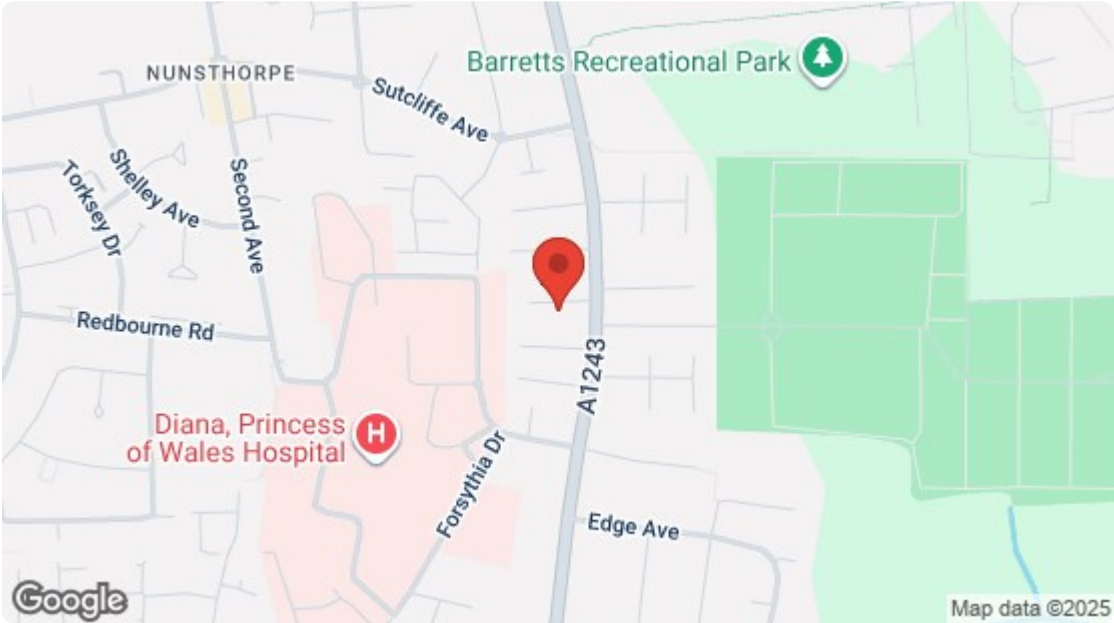
EPC -

OPENING TIMES

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

VIEWING ARRANGEMENTS

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	61	
(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.