



## 61 Amesbury Avenue Scartho, Grimsby, North East Lincolnshire DN33 3HT

We are delighted to offer for sale this THREE BEDROOM DETACHED BUNGALOW situation within the heart of Scartho village close to all local amenities, good bus routes, Princess Diana Hospital and a short drive to both Grimsby and Cleethorpes town centres. The property benefits from gas central heating and uPVC double glazing with the accommodation briefly comprising of; Entrance hall, kitchen, utility room, lounge, three bedroom and wet room. Having recently been re decorated throughout with newly fitted floor covering. Enjoying a sizeable plot with off road parking, detached garage and private rear garden. Viewing is essential to appreciate the great potential offered for sale with NO FORWARD CHAIN.

**Chain Free £169,950**

- SCARTHO VILLAGE LOCATION
- DETACHED BUNGALOW
- KITCHEN
- UTILITY ROOM
- LOUNGE
- THREE BEDROOMS
- WET ROOM
- FRONT & REAR GARDENS
- DETACHED GARAGE
- NO FORWARD CHAIN



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

### ENTRANCE

Accessed via a half glazed uPVC door to the side aspect leading into the hallway.

### HALLWAY

The welcoming hallway has been recently decorated with coving to the ceiling, newly fitted carpeted flooring and radiator.



### KITCHEN

13'0" x 8'10" (3.97 x 2.71)

The kitchen benefits from a range of wooden effect wall and base units with contrasting worksurfaces and stone effect tiled splashbacks incorporating a stainless steel sink and drainer, space for a range cooker with extractor hood above. Wall mounted boiler in matching larder unit. Finished with newly laid wood effect Herringbone style vinyl flooring, radiator and dual aspect windows. Door way leading to the utility area.



### KITCHEN



### KITCHEN



## UTILTY

9'11" x 6'0" (3.04 x 1.85)

The handy utility area has dual aspect uPVC double glazed windows and door leading to the driveway. Finished with a wall unit, radiator, plumbing for an automatic washing machine and matching wood effect Herringbone style vinyl flooring.



## LOUNGE

21'0" x 9'10" (6.41 x 3.02)

The lounge provides ample space for a three piece suite and dining area with uPVC double glazed patio door to the rear and two uPVC double glazed windows to the side aspect. Finished with coving to the ceiling, two radiators and newly laid carpeted flooring.



## LOUNGE



## LOUNGE



## **BEDROOM ONE**

12'4" x 10'0" (3.78 x 3.05)

The largest of bedroom is to the front aspect with a uPVC double glazed bow window, coving to the ceiling, freshly decorated walls, newly laid carpeted flooring and radiator.



## **BEDROOM ONE**



## **BEDROOM TWO**

9'11" x 6'11" (3.04 x 2.11)

The second bedroom is again to the front aspect with a uPVC double glazed bow window, coving to the ceiling, freshly decorated walls, newly fitted carpeted flooring and radiator.



## **BEDROOM THREE**

9'3" x 8'11" (2.84 x 2.72)

The third bedroom has a uPVC double glazed window to the side aspect, freshly decorated walls, coving to the ceiling, newly laid carpeted flooring and radiator. Loft access to the ceiling with a pull down ladder. The loft has boarded flooring, electric, lighting and a Velux window.



## WET ROOM

5'10" x 5'7" (1.80 x 1.71)

The wet room has stone effect tiling to the walls and floor and benefits from a three piece suite comprising of; Rainfall shower, floating has wash basin and low flush wc, heated towel rail and uPVC double glazed window to the side aspect.



## OUTSIDE

### THE GARDENS

The property has a walled boundary to the front aspect with open driveway providing ample off road parking. The front garden is laid to lawn. The driveway leads to a covered carport and the detached brick built garage. The private rear garden has fenced boundaries and is paved for low maintenance with a pond area.



### THE GARDENS



### DETACHED GARAGE

The garage has currently been converted into a useful room but could be easily returned to its original. Up and over door to the front aspect, side uPVC window and door and is fitted with electric and lighting.

### REAR VIEW



### 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

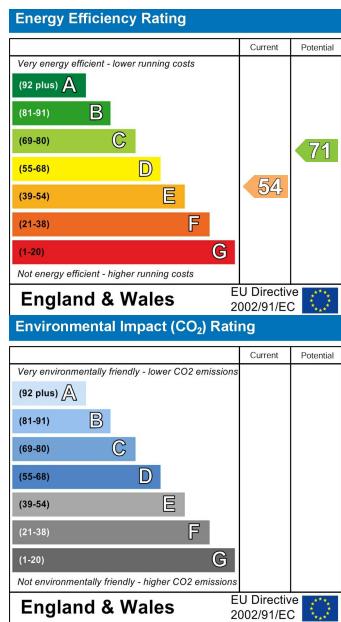
GROUND FLOOR  
68.8 sq.m. (740 sq.ft.) approx.



TOTAL FLOOR AREA: 68.8 sq.m. (740 sq.ft.) approx.

Whilst every care 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 planning purposes only and should be used as such. No legal or professional conclusion should be drawn from this plan without first seeking advice from a qualified surveyor.

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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.