

BETTLES, MILES & HOLLAND

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PROPERTY FOR SALE

6 SOUTHFIELD ROAD, SCARTH GRIMSBY

PURCHASE PRICE £257,950 FREEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

C

PURCHASE PRICE

£257,950

TENURE

We understand the property to be Freehold and this is to be confirmed by the solicitors



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6 SOUTHFIELD ROAD, SCARTHO GRIMSBY

Nestled on the desirable Southfield Road in Scartho, Grimsby, this charming detached double-bayed bungalow offers a perfect blend of comfort and convenience. With three spacious double bedrooms, this property is ideal for families or those seeking extra space. The light and bright lounge provides a welcoming atmosphere, perfect for relaxation or entertaining guests.

The bungalow has been thoughtfully updated, featuring a brand-new kitchen and bathroom, ensuring modern living standards. Additionally, a new A rated central heating boiler and radiators have been installed, promising warmth and efficiency throughout the colder months.

The well-maintained garden is a delightful outdoor space, perfect for enjoying sunny days or hosting gatherings. For those with vehicles, the property offers off-road parking for two vehicles, along with secure lockable gates for added peace of mind.

Situated in a great location, this bungalow is conveniently close to schools, a hospital, and local shops, making daily errands a breeze. It is also well-served by public transport, with a good bus route nearby, enhancing accessibility to the wider area.

For hobbyists or those in need of extra storage, the timber workshop equipped with light and power adds further appeal to this property.

Viewing this delightful bungalow is an absolute must to fully appreciate its charm and potential. Don't miss the opportunity to make this lovely home your own.

FRONT



6 SOUTHFIELD ROAD, SCARTH GRIMSBY

FRONT



ENTRANCE HALL

Through a u.PVC double glazed door into the hall where doors to all rooms lead off. A central heating radiator a built in cupboard, a u.PVC double glazed window, stairs to the first floor accommodation and there is two lights to the ceiling.



6 SOUTHFIELD ROAD, SCARTHO GRIMSBY

ENTRANCE HALL



LOUNGE

14'10 x 12'10 (4.52m x 3.91m)

With two u.PVC double glazed window, an exposed brick fire place with a tiled hearth, a wooden mantel and a coal effect gas fire. Two central heating radiators, a light and coving to the ceiling.



6 SOUTHFIELD ROAD, SCARTHO GRIMSBY

LOUNGE



KITCHEN

8'5 x 11'11 (2.57m x 3.63m)

The modern kitchen with a range of white base and wall units, contrasting work surfaces and up stands, a dark grey sink unit with a chrome mixer tap. A housed white glass electric oven, a white glass gas hob and a white glass extractor fan. There is housing for a fridge/freezer, the central heating boiler is housed within a cupboard, there is plumbing for a washing machine and a dish washer. A u.PVC double glazed window and door, a central heating radiator, vinyl to the floor and spot lights to the ceiling.



KITCHEN



BATHROOM

5'11 x 7'11 (1.80m x 2.41m)

The bathroom with a white suite comprising of a toilet with a central chrome flush, a large white vanity sink unit with a chrome mixer tap and a wall unit with mirror above and a walk in shower with a large waterfall head. A u.PVC double glazed window, part tiled walls, a chrome ladder style central heating radiator, vinyl to the floor and spot lights to the ceiling.



BATHROOM



DINING ROOM-BEDROOM 2

14'10 into bay x 12'5 (4.52m into bay x 3.78m)

The dining room is to the front of the property with a u.PVC double glazed walk-in bay window, two central heating radiators, a light and coving to the ceiling. This room can also be used as a double bedroom.



DINING ROOM-BEDROOM 2



BEDROOM 1

14'10 into bay x 12'5 (4.52m into bay x 3.78m)

This double bedroom to the front of the property with a u.PVC double glazed walk-in bay window, a central heating radiator, a light and coving to the ceiling.



BEDROOM 1



LANDING

Up the stairs to the first floor accommodation.

BEDROOM 3

11'4 x 14'1 (3.45m x 4.29m)

The third double bedroom is on the first floor with a u.PVC double glazed window, built in wardrobes, a built in floor to ceiling cupboard, a central heating radiator, access to the loft and a light to the ceiling.



BEDROOM 3



OUTSIDE

The front garden has a fenced, walled boundary, with wrought iron gates and is laid to block-paving and concrete for ease of maintenance and parking. There is a raised flower bed and a lockable wrought iron gates either side of the property. The block-paving continues to a timber workshop with light and power.

The rear garden has a wooden and metal fenced boundary and is laid to pavers with raised flower beds and there is a timber framed entertaining area for al-fresco dining and relaxing. There is an outside tap and lights.

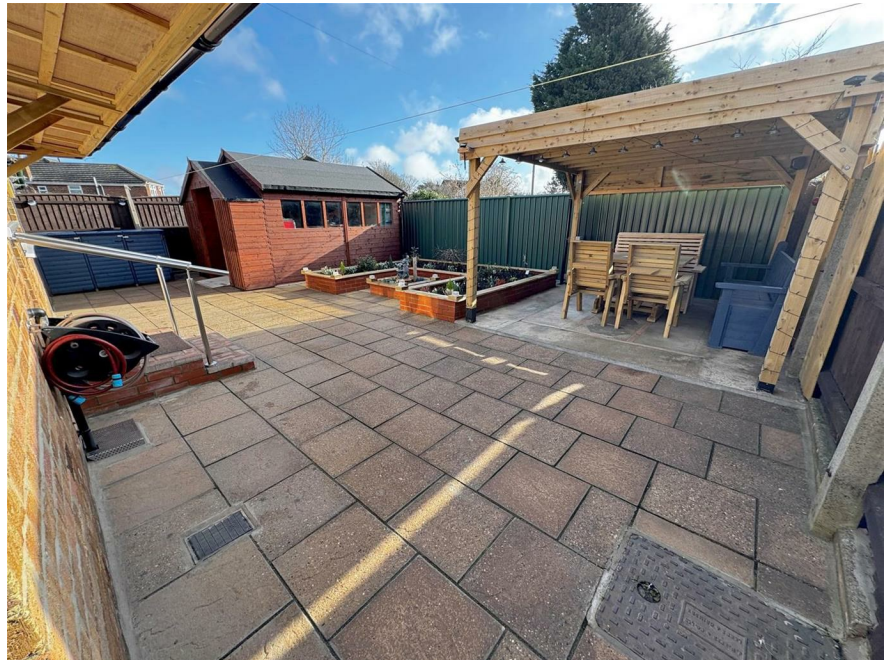


6 SOUTHFIELD ROAD, SCARTHO GRIMSBY

OUTSIDE

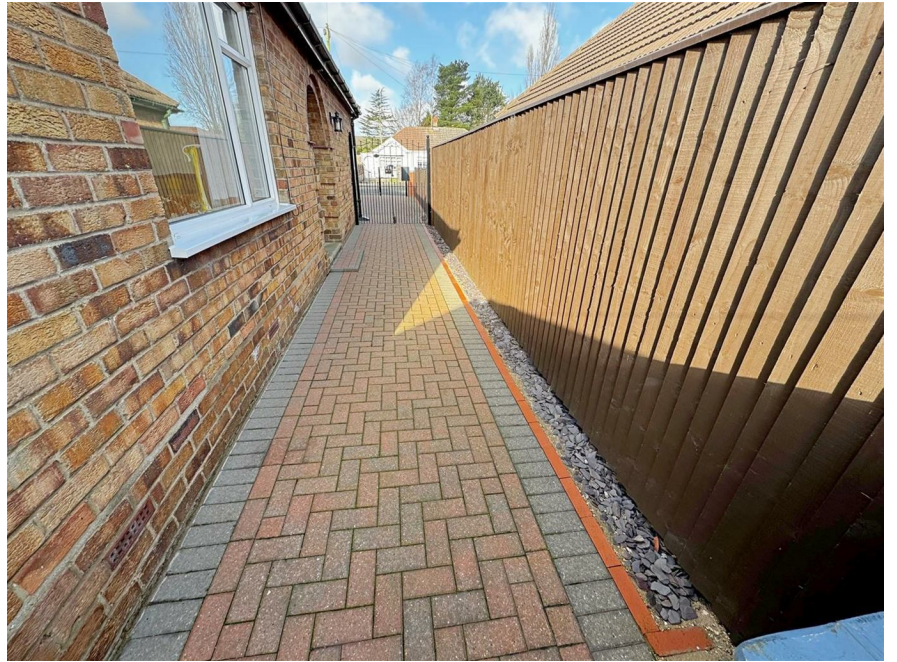


OUTSIDE

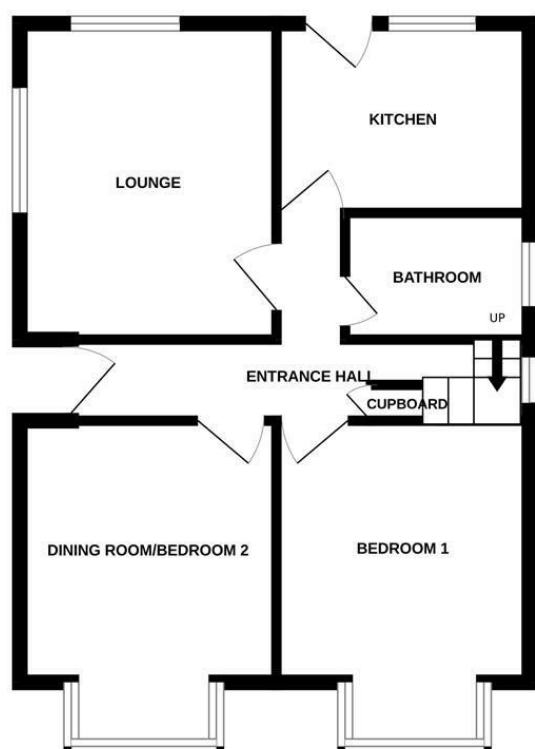


6 SOUTHFIELD ROAD, SCARTHO GRIMSBY

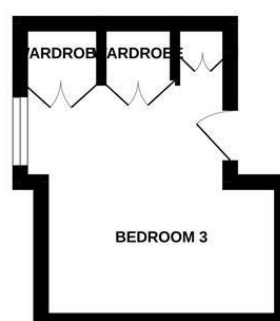
OUTSIDE



GROUND FLOOR

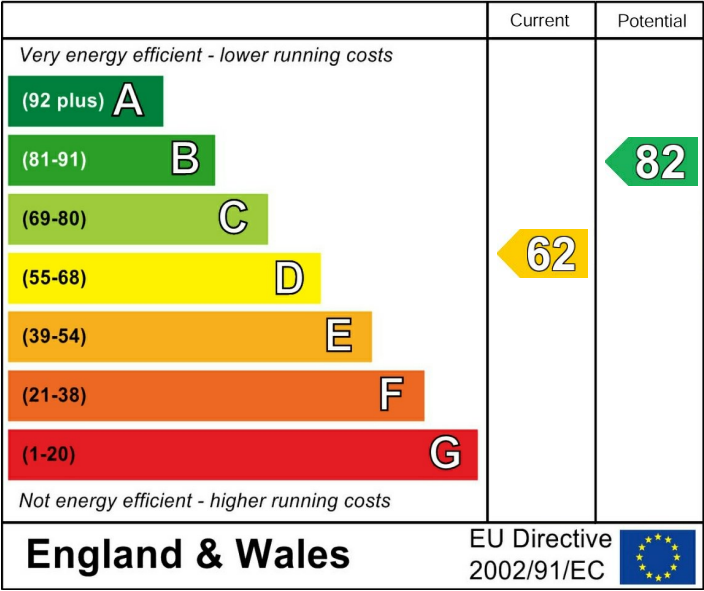


1ST FLOOR

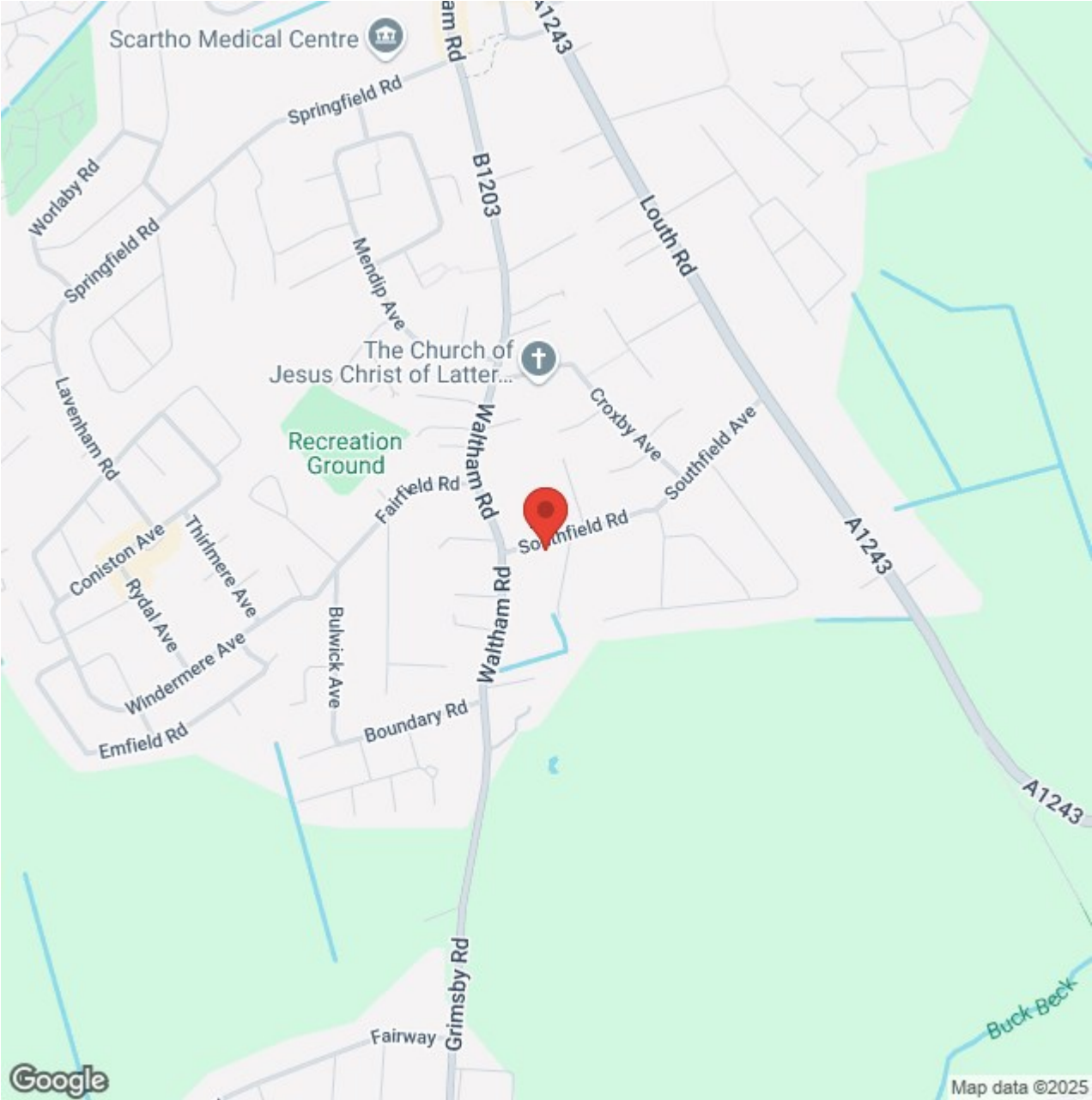
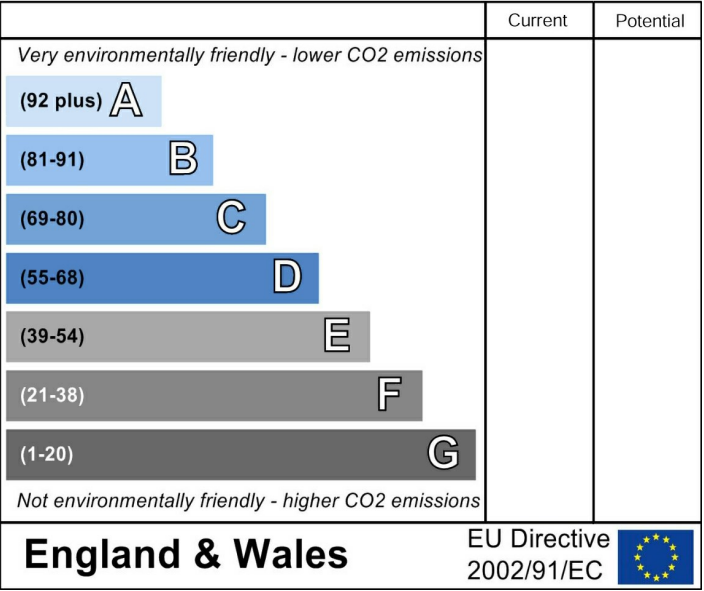


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



Environmental Impact (CO₂) Rating



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Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or james@jdwassociates.co.uk.

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*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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