



CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Walker Avenue

Scartho
DN33 2LL

Offers in Excess of £170,000

Positioned on a quiet Cul-de-sac, close to excellent schooling, bus transport links to Grimsby and Cleethorpes, the local hospital and local amenities, this superb end of terrace on a block of only three properties fits the bill for the growing family. Briefly comprising large entrance hall, a good sized lounge which is currently used as a fourth bedroom, dining room which is currently the lounge, breakfast kitchen and ground floor cloakroom, to the first floor there are two large double bedrooms, smaller single and modern bathroom with shower over the bath. Outside to the rear the garden is mainly laid to lawn with two concrete patio areas with a gazebo outbuilding housing a hot tub. To the side of the property there is a concrete area and timber shed with the front having space for three cars side by side with timber gates to the rear. A great all round family home which needs to be viewed to be fully appreciated.

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Entrance hall

17' 10" x 6' 3" (5.44m x 1.90m)

An extended entrance hall has uPVC windows and door to the front with space for shoes and jackets. The area has grey wood laminate flooring, grey decor with feature wall, pendant light and radiator.

Lounge / Bedroom 4

13' 5" x 11' 11" (4.08m x 3.63m)

The lounge to the front is currently used as a fourth bedroom and this seems to work for the family as they have sitting room and kitchen to the rear. The room has grey carpet, grey decor, uPVC half bay window to the front with blinds, wood French doors connecting the sitting room, radiator, coving and ceiling light.

Dining / Sitting room

13' 9" x 10' 10" (4.20m x 3.31m)

The room has uPVC French doors and windows to the rear garden, grey decor with a feature wall, wood laminate flooring, pendant light and wall lights, radiator and feature open Brock fireplace with multi fuel burner and tiled hearth.

Kitchen

14' 8" x 7' 2" (4.46m x 2.18m)

A wood kitchen has wall and base units to three sides with black work top and sink drainer over. There are black metro tiled splash backs, black floor tiles, two uPVC windows and uPVC frosted door, integral oven grill, 5 ring gas hob with extractor over and dish

washer with space for low level fridge and freezer and washing machine. The room has radiator, ceiling light and neutral decor.

Cloakroom

6' 6" x 2' 3" (1.98m x 0.68m)

Situate under the stairs the cloakroom has white sink and WC, frosted uPVC window, grey decor, grey wood laminate and pendant light.

Stairs and landing

With grey carpet and grey decor with feature wall to coving, frosted uPVC window to the side, loft access and pendant light.

Bedroom One

14' 0" x 12' 0" (4.26m x 3.67m)

The room has light brown carpet, grey decor to coving, uPVC window to the rear, radiator and ceiling rose with pendant.

Bedroom Two

14' 8" x 10' 11" (4.46m x 3.33m)

The second double bedroom has wood laminate, grey decor with feature wall to coving, uPVC window to the front, radiator and pendant light.

Bedroom Three

7' 1" x 7' 5" (2.16m x 2.25m)

With grey decor to coving, pendant light, radiator, grey carpet and decor, uPVC window to the front and blinds

Family bathroom

7' 8" x 5' 4" (2.34m x 1.62m)

The bathroom has three piece white suite with P-shaped bath with shower over and glass screen, vanity sink and WC, slate effect aqua boarded walls, grey wood laminate flooring, four down lights, chrome towel rail and frosted uPVC window.

Rear garden

The majority of the rear is laid to lawn with a concrete patio area to the back of the house and in the back left corner. There is a large gazebo to the other back corner with hot tub and seating in it. There is a timber shed for storage and also a large shed for an animal. To the side of the house there is a service area for bins gated off which is laid to concrete with double timber gates to the front. The rear garden has timber fencing to all sides.

Front garden and parking

The front garden has open fronted concrete driveway with low fane to both sides and small well stocked gravel borders. There is parking for three cars side by side for easy in out access with timber gates to narrow driveway to the side.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

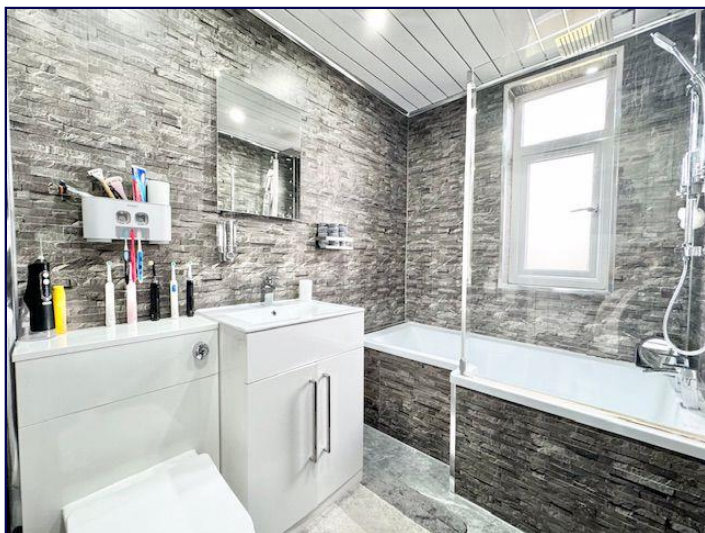
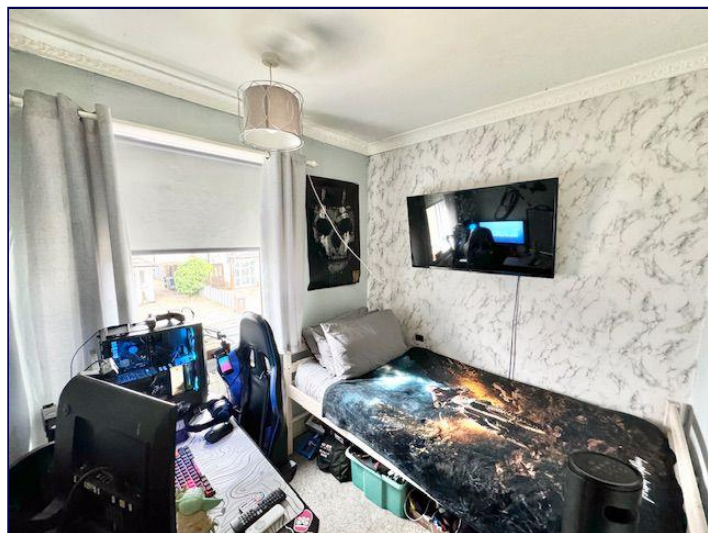
Band A: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

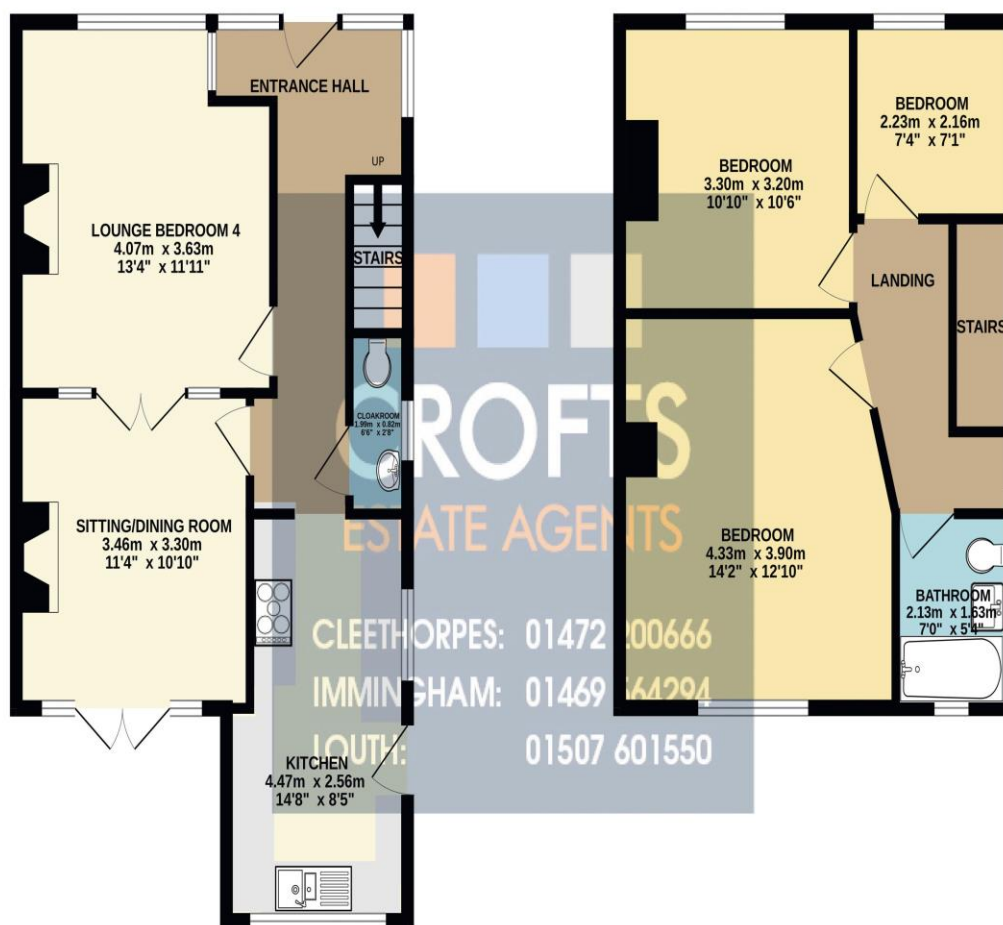
Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed



GROUND FLOOR
46.4 sq.m. (499 sq.ft.) approx.

1ST FLOOR
40.8 sq.m. (440 sq.ft.) approx.



TOTAL FLOOR AREA : 87.2 sq.m. (939 sq.ft.) approx.

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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