



Edge Avenue, Grimsby, DN33 2DN

TO LET - £900pcm (DEPOSIT - £1,035)

Canters

Chartered Surveyors

A well-presented Three-Bedroom Semi-Detached House situated within this highly desirable and much sought-after residential area. The property is conveniently located close to a local parade of shops, Scartho Junior and Infant School, and is within easy reach of the Diana Princess of Wales Hospital and the centre of Scartho village, which offers a wide variety of local shops, convenience stores, a medical centre, and a regular bus service.

The accommodation benefits from uPVC double glazed windows and a gas fired central heating system and briefly comprises: Hallway, Living/Dining Room, and Kitchen to the ground floor. To the first floor are three Bedrooms and a Family Bathroom. The property enjoys low-maintenance gardens, including a semi-detached brick store, together with a driveway to the front providing parking for multiple vehicles.

Hallway	With uPVC double glazed entrance door, storage cupboard off, and understairs storage. A return staircase leads to the first-floor accommodation, and wood flooring continues through into the living/dining room.
Living/Dining Room	6.24m x 3.68m With window overlooking the front garden and two uPVC double glazed doors opening out onto the rear garden.
Kitchen	3.45m x 3.04m Well fitted with a range of wall and base units with contrasting worktops incorporating a stainless steel drainer sink unit. Built-in oven, four-ring gas hob with extractor over, and space for a fridge and washing machine. Tiled flooring with splashback tiling to the walls. A window overlooks the rear garden, and a uPVC double glazed door opens out onto the driveway.
First Floor	With window to side aspect and storage cupboard.
Bedroom 1	3.61m x 3.42m With window to rear aspect.
Bedroom 2	3.33m max x 3.32m With window to front aspect and built-in mirror-fronted cupboard.
Bedroom 3	3.07m x 2.45m With window to rear aspect.
Bathroom	With white suite comprising panelled bath with combination mixer tap and shower over, pedestal wash hand basin, and low flush WC. Part-tiled walls and window to the front aspect.
Outside	The property stands back behind a mature hedge. The front garden is partly lawned, with the remainder laid to decorative stone providing parking for multiple vehicles. The enclosed, fenced rear garden is partly lawned with a paved patio area.
Tenancy Details	Available to let on an unfurnished basis by way of an Assured Shorthold Tenancy Agreement (AST) for a minimum term of six months, at £900 per calendar month. A deposit of £1,035 will be payable and held within a Deposit Protection Scheme (DPS).
Council Tax Band:	'A' NB: This can be reviewed by the Local Authority.
EPC Rating:	'C'

Further Information And To View:

Viewing by appointment only. Tel: 01472 356143. Email: enquiries@canters.co.uk

DISCLAIMER

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ADDITIONAL PHOTOS & PLANS



Living / Dining Room



Living / Dining Room



Kitchen



Bedroom 1



Bedroom 2



Bedroom 3

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 21/01/2026

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ADDITIONAL PHOTOS & PLANS



Bathroom



Rear Garden



Driveway



Driveway

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