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Coniston Avenue, Grimsby



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property it must be


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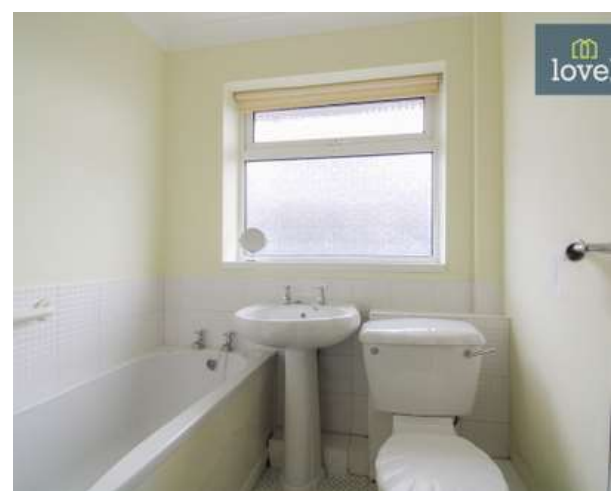
£165,000



This charming semi-detached bungalow in Scartho Village is perfect for retirees, featuring three bedrooms, a bright reception room, a well-equipped kitchen, a pleasant rear garden, and conveniences like a garage, uPVC double glazing, and a new boiler, all offered with no onward chain.

Key Features

- Semi-Detached Bungalow
- Three Bedrooms
- Spacious Lounge
- Kitchen & Bathroom
- Driveway & Garage
- uPVC DG & GCH
- EPC rating TBC
- Tenure: Freehold



Welcome to this charming semi-detached bungalow, presented for sale in the popular location of Scartho Village. This property boasts a range of desirable features, making it the ideal home for retirees seeking a comfortable and convenient lifestyle.

The spacious accommodation within the bungalow consists of three generous bedrooms, each offering ample space for relaxation and personalisation. The bathroom is well-appointed, complete with a bath, sink, WC, and a towel radiator.

The property also benefits from a welcoming reception room that is bathed in natural light from a window overlooking the pleasant rear garden. This space is perfect for entertaining guests or enjoying tranquil moments of solitude. Culinary enthusiasts will appreciate the well-equipped kitchen, featuring an oven and hob, a 1&1/4 sink, and plumbing for a washer.

Nestled in a location well-serviced by public transport links and local amenities, this property provides convenience and accessibility. Its unique features include a driveway and garage for secure off-street parking, uPVC double glazing, and gas central heating. A new boiler was installed in December 2024, further enhancing the property's energy efficiency.

With the added benefit of being offered with no onward chain, this delightful bungalow is ready and waiting for its new owners to make it their home. Don't miss this fantastic opportunity to own a property in a sought-after location with an array of unique features. Contact us today to arrange a viewing.

Measurements

Lounge 3.17m X 5.46m
Kitchen 2.63m X 3.88m
Bedroom 1 3.41m X 2.60m
Bedroom 2 3.65m X 2.27m
Bedroom 3 2.63m X 2.93m
Bathroom 1.82m X 1.66m

Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Mobile and broadband

It is advised that prospective purchasers visit [checker . ofcom . org . uk](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.

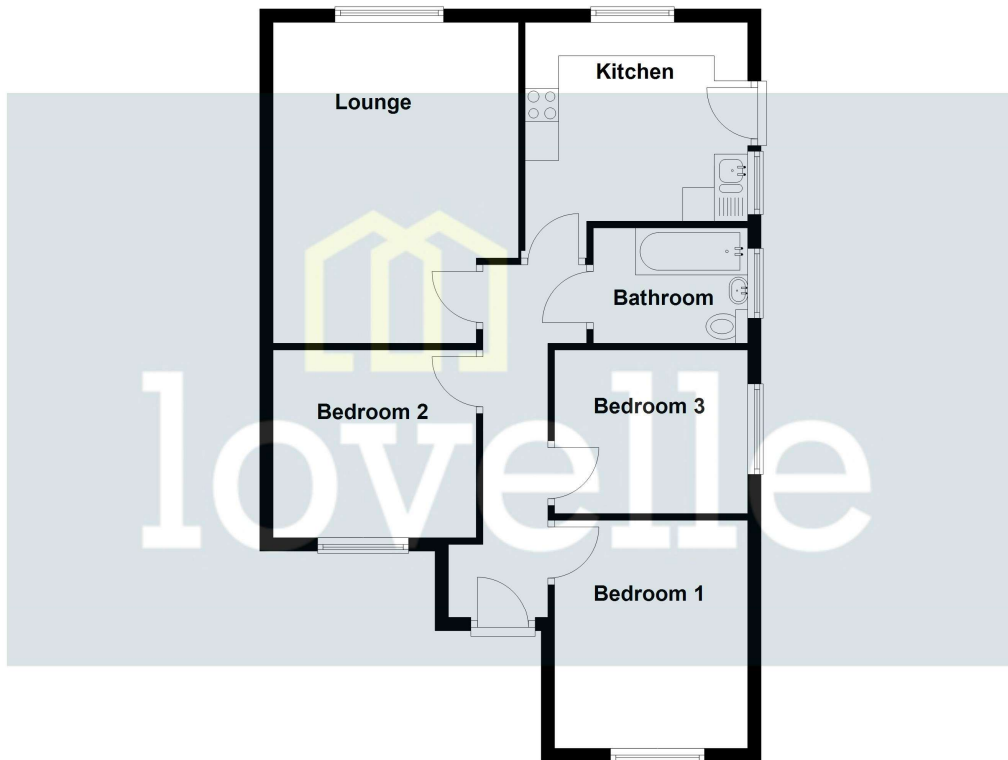
Sold as seen

Due to limited information held by the sellers, we must advise any prospective purchaser that the property is being 'Sold As Seen'.

Probate

Whilst a Grant of Probate has been formally applied for, the sellers do require receipt of the Grant prior to completion of the sale. We are advised the average time for a Grant of Probate to be issued is 11 weeks from the date of application. Prospective purchasers must consider and factor this into their required timescales.

Ground Floor



Please be advised that the floor plan is not drawn to scale and items such as window placements and bathroom/kitchen fixtures are not accurate, the plans are not to be relied upon and are to be used for illustrative purposes only.
Plan produced using PlanUp.

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