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Coniston Avenue , Scartho, Grimsby



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When it comes to
property it must be


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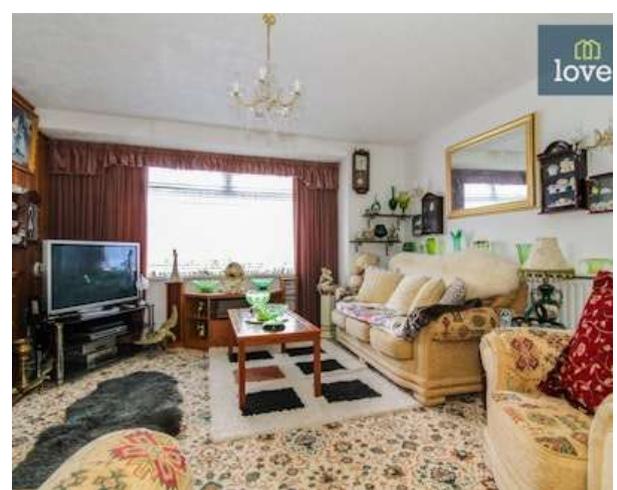
£290,000



This detached house, ideal for investors and families, is situated on a large plot with potential for development and features beautiful gardens, ample parking, three bedrooms, three reception rooms, and is conveniently located near schools and amenities, with no onward chain for a swift sale.

Key Features

- Detached House
- Substantial Plot
- Large Driveway & Garage
- Popular Location
- Three Bedrooms
- uPVC DG & GCH
- EPC rating TBC
- Tenure: Freehold





Presenting a unique opportunity for investors and families alike, this detached house is currently listed for sale. Despite its need for modernising, the property presents a wealth of potential and holds an array of unique features that make it a promising investment.

This property is positioned on a substantial plot, offering significant scope for both extension and development, subject to necessary permissions. The exterior boasts beautiful, well-maintained gardens, a large driveway providing ample off-street parking and a garage. Furthermore, the property is offered with no onward chain, which can facilitate a swift transaction.

Inside, the property houses three well-proportioned bedrooms, two of which are spacious doubles with built-in wardrobes, and a comfortable single room, also with built-in storage. The bathroom is fitted with a bath and sink, whilst the WC is conveniently separate.

The heart of the home, the kitchen, comes with fitted units, a sink, an oven, hob and plumbing for a washing machine. It also offers an area for dining.

In addition to this, there are three reception rooms. The lounge provides a warm and cosy space to relax, the dining area is perfect for entertaining guests, and the bright conservatory leads directly out to the beautiful garden, inviting a wealth of natural light into the property.

Nestled in a popular location, the property benefits from nearby schools, local amenities, and excellent public transport links. Furthermore, the area offers access to green spaces and walking routes, perfect for families and outdoor enthusiasts.

Measurements

Hall 2.16m X 3.85m
Kitchen 2.54m X 6.17m
Dining Area (Off Kitchen) 2.95m X 3.63m
Conservatory 2.69m X 3.46m
Lounge 3.98m X 4.07m
Dining Area (Off Lounge) 3.14m X 3.23m
Conservatory 2.69m X 3.46m
Side Porch 1.84m X 2.94m
Cloakroom 0.85m X 1.63m
Bedroom 1 3.44m X 3.39m
Bedroom 2 3.38m X 3.48m
Bedroom 3 2.80m X 2.40m
Bathroom 1.98m X 1.59m
Separate WC 0.85m X 1.67m
Garage 2.79m X 5.85m

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.

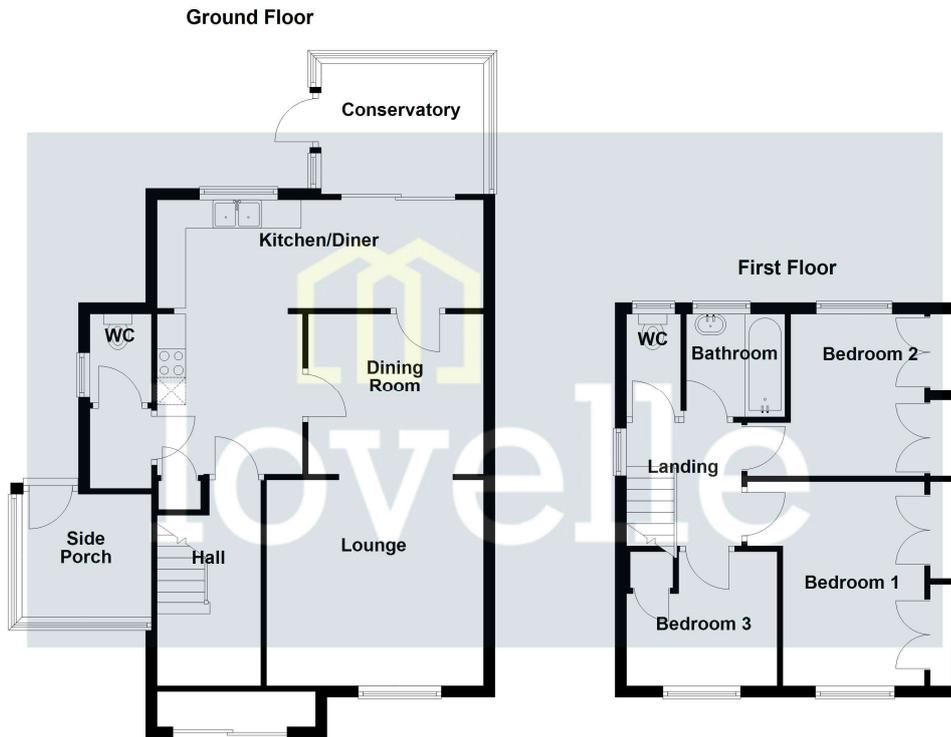
Mobile and broadband

It is advised that prospective purchasers visit checker . ofcom . org . uk 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'.





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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