



## 2 Beech Avenue

Scartho, Grimsby, North East Lincolnshire DN33 2AZ

Situated directly off Scartho Road within easy access of the Hospital and Grimsby Institute is this mature THREE BEDROOM SEMI DETACHED HOUSE. The property has been decorated throughout with some new carpets and comprises: Entrance hall, two good sized reception rooms, kitchen/breakfast room, three bedrooms and a bathroom/wc to the first floor. Gas central heating system. Double glazing. Detached brick garage (for a small car). Front and rear gardens. NO CHAIN.

**£149,950**

- MATURE SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- THREE BEDROOMS
- BATHROOM/WC
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- DETACHED BRICK GARAGE
- FRONT AND REAR GARDENS
- NO FORWARD CHAIN



## ACCOMMODATION

### MEASUREMENTS

All measurements are approximate.

### GROUND FLOOR

#### ENTRANCE HALL

Approached via a wooden entrance door set within an arch of glazed single small windows. Radiator, coving to ceiling and laminate flooring.



#### CLOAKS/WC

Fitted with a low flush wc and a small wall mounted sink. Double glazed window.



#### LOUNGE (FRONT)

14'4" max x 11'5" (4.39 max x 3.50)

This bright and airy lounge has a double glazed bay window to the front elevation which is within a recess plaster arch. Coving to ceiling and radiator. The focal point of this room is the tiled fireplace.



#### DINING ROOM (REAR)

13'0" x 11'2" (3.97 x 3.41)

A second good sized reception room having a fitted picture rail, radiator and a double glazed window to the rear elevation. Laminate flooring.



### **KITCHEN/BREAKFAST ROOM**

*17'7" x 6'7" (5.37 x 2.02)*

The kitchen area is fitted with a range of modern base and wall cupboards having contrasting work surfaces inset with a stainless steel sink unit. Two double glazed windows. Wall mounted gas fired boiler. Tiled flooring.



### **KITCHEN/BREAKFAST ROOM**



### **FIRST FLOOR**

#### **LANDING**

The white painted staircase leads up from the ground floor. Double glazed window to the side elevation.



#### **BEDROOM 1 (FRONT)**

*11'8" x 11'6" (3.58 x 3.51)*

Double glazed window, radiator and fitted picture rail.



### **BEDROOM 2 (REAR)**

12'2" x 10'10" (3.73 x 3.32)

Double glazed window, radiator and an original fitted airing cupboard.



### **BEDROOM 3 (REAR)**

8'8" x 6'9" (2.66 x 2.08)

Double glazed window, radiator and fitted picture rail.



### **BATHROOM (FRONT)**

6'2" x 6'1" (1.88 x 1.87)

Having a suite comprising a panelled bath with a hand held shower attachment, a pedestal wash hand basin and a low flush wc. Fully tiled walls. Double glazed window. Radiator. Vinyl flooring.



### **OUTSIDE**

#### **DETACHED BRICK GARAGE**

9'2" x 15'4" (2.81 x 4.69)

This modern detached brick garage has a up and over door to the front plus a personal door to the side. Light and power.



## **THE GARDENS**

The property stands in both front and rear gardens, the fore garden is set behind a small wall having a concrete driveway providing off road parking. The rear garden has a small lawn with a raised decked area situated close to the property. Outside tap.



## **TENURE - FREEHOLD**

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

## **COUNCIL TAX BAND & EPC RATING**

Council Tax Band - B

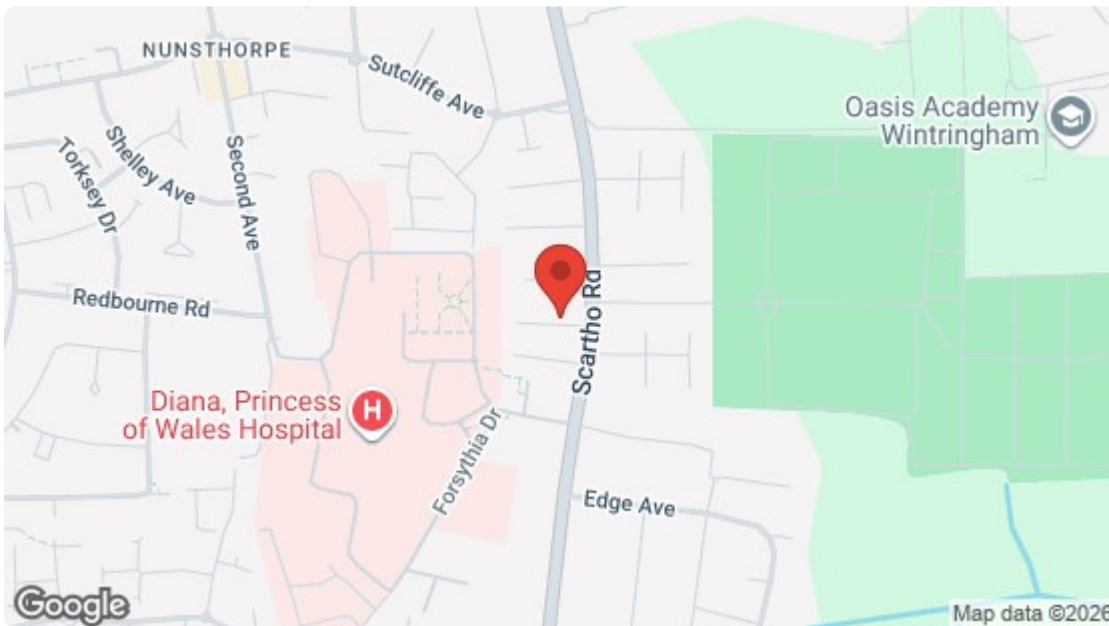
EPC - D

## **VIEWING ARRANGEMENTS**

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

## **OPENING TIMES**

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D	58		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.