



## 4 Traditional House Coniston Avenue Scartho, Grimsby, North East Lincolnshire DN33 3EE

We are delighted to offer to you this well-presented three-bedroom mid-terrace property offering modern living accommodation in the heart of the ever-popular Scartho Village. Recently decorated throughout with newly fitted carpeted flooring, the home is ideally located close to a range of local amenities, reputable schools, and excellent bus routes, making it perfect for families and commuters alike. The accommodation briefly comprises a welcoming hallway, a spacious kitchen diner, lounge, a convenient cloakroom, three bedrooms, family bathroom, and the added benefit of a large attic space with Velux window and pull down ladder. Externally the property boasts an enclosed rear garden with patio and lawn areas, along with off-road parking to the front. Offered for sale with no forward chain, viewing is essential.

**Chain Free £174,950**

- HEART OF SCARTH VILLAGE
- MODERN MID TERRACE HOME
- KITCHEN DINER
- LOUNGE
- CLOAKROOM
- THREE BEDROOMS
- FAMILY BATHROOM
- LARGE ATTIC SPACE
- ENCLOSED LAWN REAR GARDEN & OFF ROAD PARKING
- NO FORWARD CHAIN



### DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

### MEASUREMENTS

All measurements are approximate.

### ACCOMMODATION

The property has been re-decorated through out with newly fitted carpets and a new electric fan assisted oven.

### ENTRANCE

Accessed via a uPVC double glazed door leading into the hallway.



### HALLWAY

Having newly fitted carpeted flooring with carpeted stairs, white open spindle balustrade and handy storage beneath, radiator and solid oak connecting doors.



### KITCHEN DINER

14'4" x 9'0" (4.38 x 2.75)

The kitchen diner benefits from a large range of wood effect shake style wall and base units with contrasting work surfaces and tiled splashbacks incorporating a stainless steel sink and drainer, gas hob, contrasting tiled splashbacks, chimney style extractor hood and electric fan assisted oven beneath. There is a space for a fridge/freezer and also a space for a washing machine - the property has a fully fitted integrated dishwasher included. wall mounted boiler in matching unit. Finished with down lights to the ceiling, under cupboard lighting, tiled flooring, radiator and a uPVC double glazed window to the front aspect. Providing ample space for a family dining table.



### KITCHEN DINER



## KITCHEN DINER



## KITCHEN DINER



## DINING AREA



## LOUNGE

15'9" x 11'7" (4.82 x 3.55)

The lounge is to the rear of the property with a uPVC double glazed window with uPVC French doors leading to the rear garden, finished with newly fitted carpeted flooring and radiator.



## LOUNGE



## LOUNGE



## CLOAKROOM

5'10" x 2'8" (1.78 x 0.82)

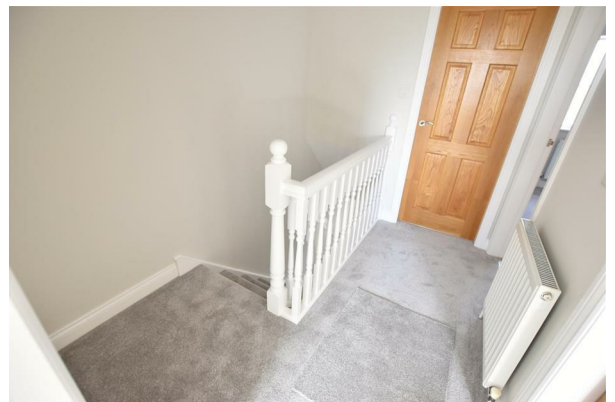
Benefitting from a white two piece suite comprising of; Low flush wc and pedestal hand wash basin with tiled splashbacks, tiled flooring and radiator fitted.



## FIRST FLOOR

### FIRST FLOOR LANDING

Having continued newly fitted carpeted flooring, radiator, white open spindle wooden banister and solid oak connecting doors. Loft access to the ceiling.



### **BEDROOM ONE**

13'6" x 8'9" (4.12 x 2.68)

The master bedroom is to the front aspect with a uPVC double glazed window, newly fitted carpeted flooring and radiator.



### **BEDROOM TWO**

12'7" x 8'10" (3.86 x 2.70)

The second double bedroom is to the rear with a uPVC double glazed window, newly fitted carpeted flooring and radiator.



### **BEDROOM THREE**

9'4" x 6'7" (2.86 x 2.01)

The third bedroom is again to the rear aspect with a uPVC double glazed window, newly fitted carpeted flooring and radiator.



### **BATHROOM**

7'10" x 6'5" (2.39 x 1.98)

The bathroom benefits from a white three piece suite comprising of; P-Shaped bath with shower over and curved screen, wood effect combination unit housing the hand wash basin and low flush wc with hidden cistern. Finished with part tiling to the walls, full tiling to the floors, down lights to the ceiling, heated towel rail, uPVC double glazed window to the front aspect and linen cupboard.



### LOFT SPACE

Having a pull down ladder, full boarding, plastered, electric and a Velux window.



### OUTSIDE

#### THE GARDENS

The property stands with an open plan front garden laid with red brick paving providing ample off road parking for two vehicles. The rear garden has fenced boundaries and a wooden gate leading to the secure passage way and is mainly laid to lawn with a paved patio and timber shed.



#### THE GARDENS



#### THE GARDENS



### 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

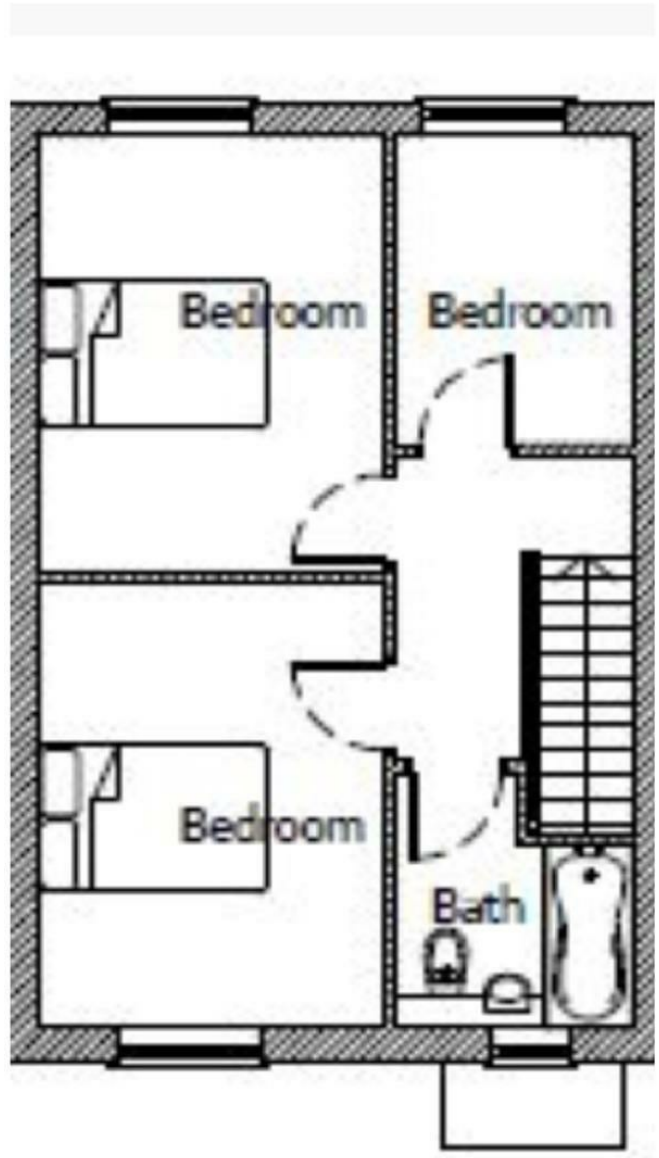
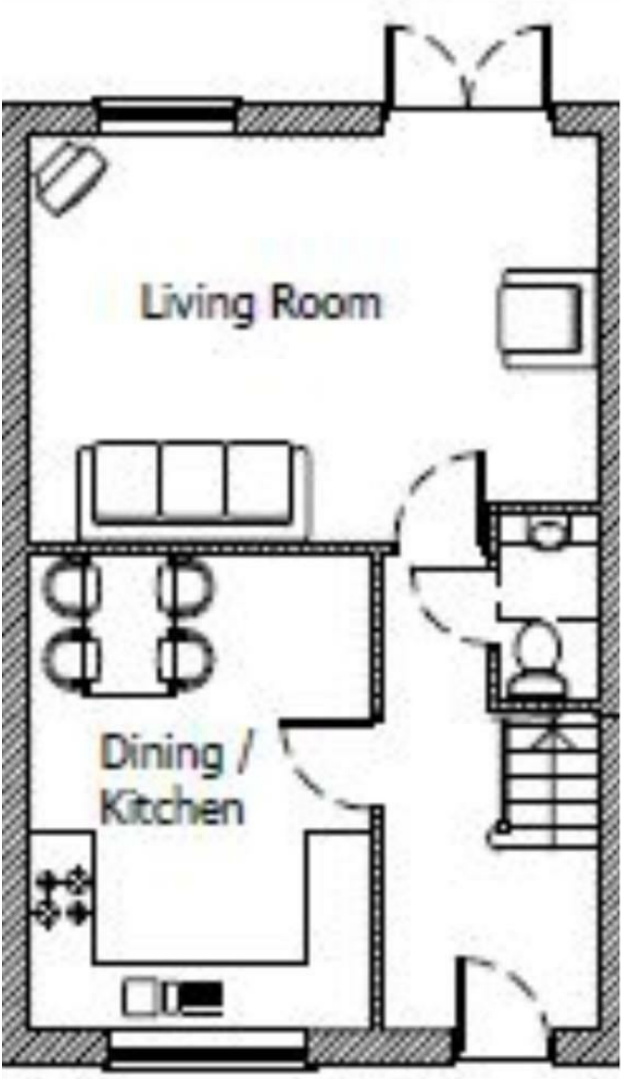
EPC -

**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			93
(81-91) B			
(69-80) C		73	
(55-68) D			
(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.