Joy Walker

ESTATE AGENTS



69 Fallowfield Road

Scartho, Grimsby, North East Lincolnshire DN33 3HD

This exclusive development lying at the end of Fallowfield Road and originally constructed by Cyden Homes is this attractive THREE BEDROOM END LINK HOUSE. The spacious accommodation includes: Entrance hall, cloaks/wc, excellent sized lounge which opens into a full width dining kitchen plus three good sized bedrooms one with an en suite shower room plus a family bathroom/wc. Gas central heating system. Double glazing. Brick garage and off road parking. Front and rear gardens. Ideal for first time buyers.

- IDEAL FOR FIRST TIME BUYERS
- MODERN SPACIOUS END LINK HOUSE
- GOOD SIZED LOUNGE
- FULL WIDTH DINING KITCHEN
- CLOAKS/WC
- THREE BEDROOMS
- EN SUITE & BATHROOM/WC
- BRICK GARAGE & OFF ROAD PARKING
- OPEN PLAN FRONT & SIDE GARDENS PLUS ENCLOSED REAR GARDEN
- VIEWING A MUST







£160,000

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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.

ACCOMMODATION
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MEASUREMENTS
All measurements are approximate.

GROUND FLOOR
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ENTRANCE HALL
Approached via a striking red composite entrance door. Striking laminate flooring, radiator having a decorative cover, double glazed side window and having the oak style spelled staircase leads up to the first which which has open storage below.



CLOAKS/WC
Having a small white pedestal wash hand basin and a low flush wc. Tiled flooring, extractor fan, radiator and a double glazed window.

LOUNGE (FRONT)
16'4" x 10'9" (4.98 x 3.29)
This excellent sized lounge has a double glazed window to the front elevation, radiator and a media wall back board which is ideal for a wall mounted TV. Open access leads into the full width dining kitchen.



LOUNGE



DINING KITCHEN

17'6" x 9'11" (5.35 x 3.03)

This full width dining kitchen is fitted with a range of Walnut finished base and wall cupboards including a built electric oven, gas hob with an extractor chimney above. The contrasting mottled work surfaces are inset with a stainless steel sink unit and has space beneath for washing machine, dishwasher etc. The modern gas fired boiler is concealed in a tall matching cupboard. Ample space for dining table and chairs. Double glazed french doors to the dining area plus a double glazed window to the rear. Tiled flooring. Radiator.



DINING KITCHEN



DINING KITCHEN



FIRST FLOOR

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LANDING

Useful fitted airing cupboard, access to roof space, radiator and a double glazed window to the side elevation.

BEDROOM 1 (FRONT)

13'8" x 14'0" max (4.18 x 4.27 max)

This good sized principle bedroom has a double glazed window to the front elevation and radiator. Door leads into the en suite.



BEDROOM 1



EN SUITE

6'5" x 7'0" (1.97 x 2.15)

Fitted with a walk in tiled shower cubicle having bi fold doors to the front, a low flush wc and a vanity unit having cupboards below and a counter top sink. Tiled splash backs. Vinyl flooring and radiator. Double glazed window and extractor fan. Hand painted wall panelling behind the bed space.



BEDROOM 2 (REAR)

8'10" x 8'10" (2.7 x 2.7)

Double glazed window. Radiator.



BEDROOM 3 (REAR)

9'5" x 8'4" (2.88 x 2.56)

Double glazed window. Radiator.



BATHROOM/WC

5'6" x 6'10" (1.69 x 2.09)

Fitted with a white suite comprising a panelled bath having a hand held shower spray, a pedestal wash hand basin and a low flush wc. Partly tiled walls, vinyl flooring, extractor fan and radaitor.



OUTSIDE



THE GARDENS

This property stands on a prominent corner plot with the open plan front garden being lawned, the side garden has been gravelled which offer additional offer road parking. The rear garden is enclosed by a substantial brick wall together with a high timber fence and contains a paved patio area ideal for Alfresco entertaining, an artifical lawn which has a gravel border to the side.



THE GARDENS



SEMI DETACHED BRICK GARAGE

18'4"+ x 9'1" (5.59+ x 2.77)

This excellent sized garage is situated on the left hand side has an up and over door to the front and a personal door to the rear which opens into the rear garden. Additional storage to eaves plus light and power. There is an additional parking space to the right hand side of the garage block.



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 - C
EPC - C

VIEWING ARRANGEMENTS

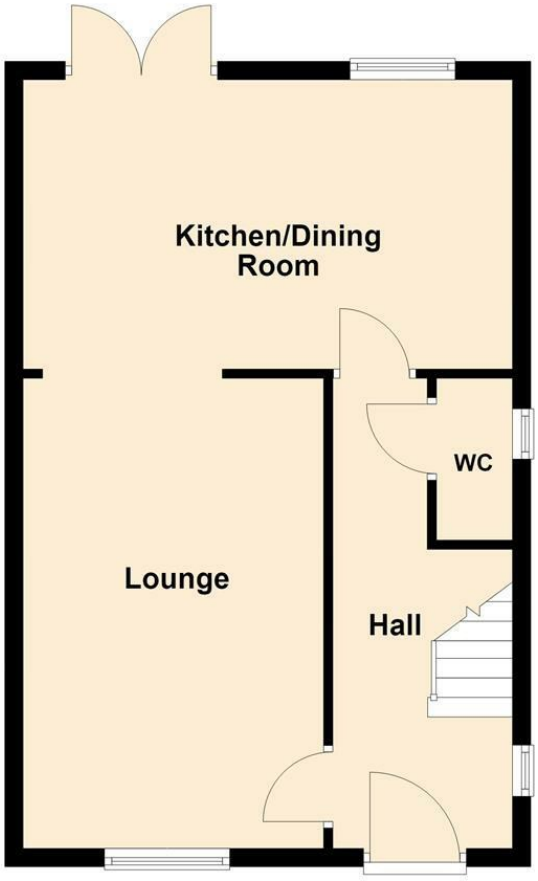
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

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

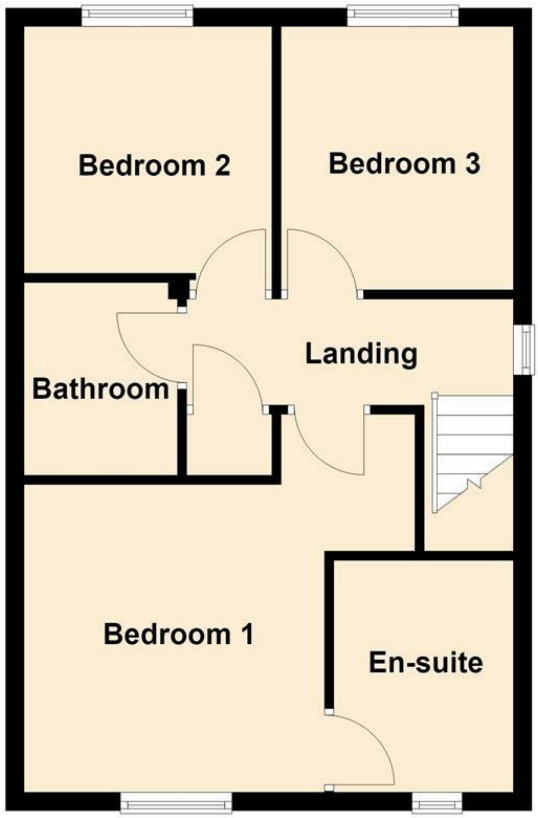
Ground Floor

Approx. 44.5 sq. metres (479.5 sq. feet)



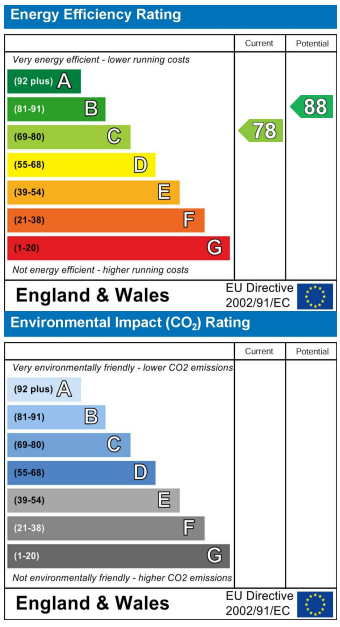
First Floor

Approx. 44.6 sq. metres (480.1 sq. feet)



Total area: approx. 89.2 sq. metres (959.6 sq. feet)





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 firms 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.