JoyWalker

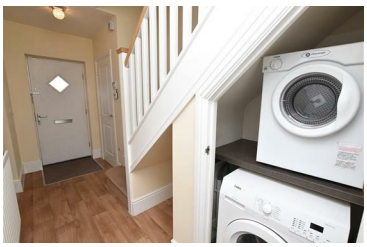
ESTATE AGENTS

106 Sheldon Road

Grimsby, North East Lincolnshire DN33 3GB

IDEAL FOR FIRST TIME BUYER OR INVESTORS is this modern TWO BEDROOM MID LINK HOUSE which is located on the popular Scartho Top Development ideally placed for easy access to the local hospital and Colleges. The accommodation includes: Lounge/dining room, fitted kitchen and downstairs wc and to the first floor there are two bedrooms both having en suite shower rooms. Gas central heating system. Double glazing. Security alarm system. Open plan front garden with two off road parking spaces plus a good sized enclosed west facing rear garden. All white goods included in the sale. NO CHAIN.

- EXCELLENT MID LINK HOUSE
- LOUNGE/DINING ROOM
- FITTED KITCHEN
- G.F. WC
- TWO BEDROOMS
- TWO EN SUITE SHOWER ROOMS
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- OPEN PLAN FRONT GARDEN WITH PARKING PLUS ENCLOSED REAR GARDEN
- NO CHAIN



Offers Over £130,000

58 St Peters Avenue, Cleethorpes, Lincolnshire, DN35 8HP Telephone: 01472 200818 Fax: 01472 200618

www.joywalker.co.uk

ACCOMMODATION

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MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

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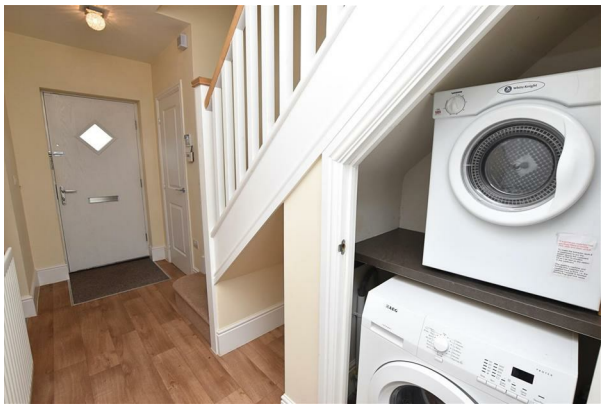
ENTRANCE HALL

Approached through a composite entrance door, this entrance hall is fitted with laminate flooring and radiator. The spelled staircase leads up to the first floor which has an open utility area and included in the sale are the washing machine and tumble dryer. Useful walk in cloaks cupboard.

UTILITY CUPBOARD



FITTED KITCHEN

Open access from the entrance hall this compact fitted kitchen has a range of cream high gloss base and wall cupboards incorporating an electric oven and microwave plus a gas hob having an extractor fan above. plus an integrated fridge freezer and dishwasher The contrasting dark work surfaces are inset with a stainless steel sink unit having coloured tiled splash backs above. Double glazed window. Inset spot lights to ceiling, Laminate flooring.

FITTED KITCHEN

CLOAKS/WC

Fitted with a suite in white comprising a wall hung wc and a low flush wc. Vinyl flooring. Radiator.

LOUNGE/DINING ROOM

13'2" x 12'7" (4.03 x 3.86)

This excellent sized room has double glazed patio doors to the rear elevation which opens onto the enclosed rear garden and radiator.

FIRST FLOOR

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LANDING

Access to roof space. Storage cupboard which houses the modern Ideal gas fired boiler.

BEDROOM 1 (FRONT)

12'7" x 8'1" (3.84 x 2.47)

Two double glazed windows to the front elevation, radiator and fitted with a bank of floor to ceiling wardrobes. Door leads into:-

EN SUITE

Having a walk in tiled shower cubicle with a sliding door to the front, a wall hung sink and a low flush wc. Wall mounted mirror and a chrome heated towel rail. Vinyl flooring. Inset spot lights to ceiling. Extractor fan.

BEDROOM 2 (REAR)

10'9" x 8'10" (3.30 x 2.70)

Double glazed window to the front elevation and radiator. Floor to ceiling wardrobes. Door leads into the:-

EN SUITE SHOWER ROOM

Again fitted with a wall hung wash hand basin, a low flush wc and a shower cubicle which includes water proof wall boarding and a sliding door to the front. Wall mounted mirror. Heated towel rail. Vinyl flooring. Inset spot lights to ceiling. Extractor fan.

OUTSIDE

THE GARDENS

The property stands in both front and rear gardens, the fore garden is set behind a small privet hedge which is mainly lawned together with an enclosed well fenced rear garden which is gravelled for ease of maintenance.

ALLOCATED PARKING SPACES

Situated in front the privet hedging are two parking space which belong to this property.

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

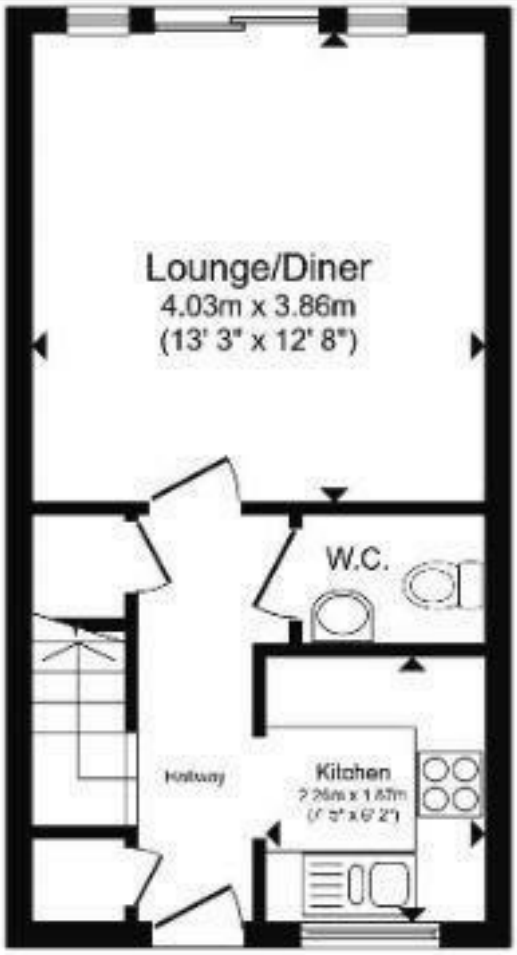
Council Tax Band - B
EPC - C

VIEWING ARRANGEMENTS

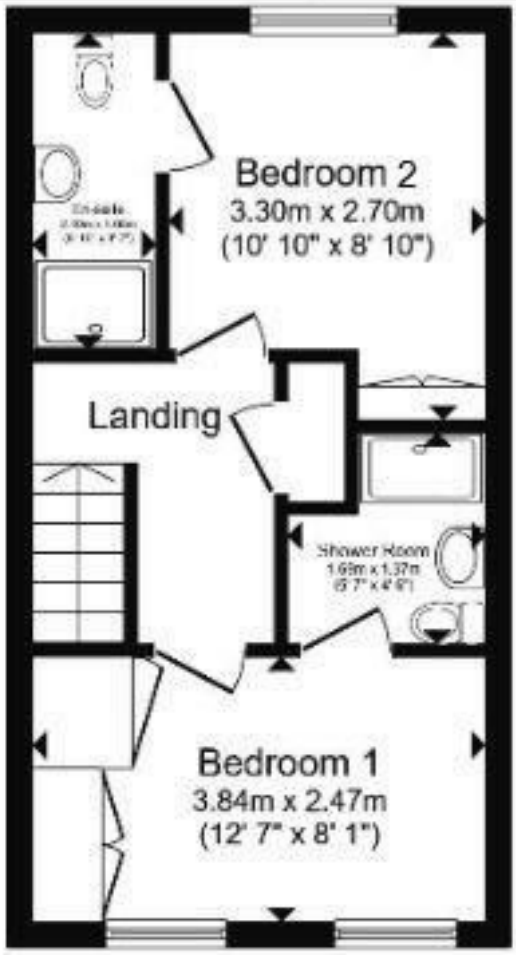
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

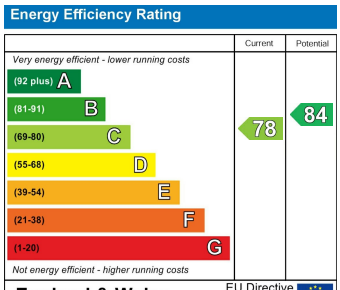
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

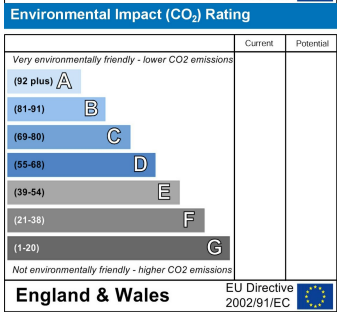


Ground Floor



First Floor





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.