



Grantham Avenue, Scartho, Grimsby, DN33 2HE

FOR SALE - £195,000

CanTERS

Chartered Surveyors

Viewing is highly recommended on this traditional Bay Fronted Three-Bedroom Semi Detached House with Brick and Tile Garage. Constructed in 1962, the well-planned accommodation which benefits from a Gas Fired Central Heating System with the boiler being installed in 2020 and uPVC Double Glazed Windows briefly comprises; Porch, Entrance Hall, Sitting Room, Living/Dining Room, Kitchen, Lobby/Utility Area and WC to the ground floor. To the first floor are Three Bedrooms and a Shower Room.

Grantham Avenue is within the suburb of Scartho and is a highly regarded and affluent area located approximately two miles to the south of Grimsby town centre. Originally a village, it contains many amenities including local shops, hot food takeaways, Scartho Medical Centre, Grimsby Ruby Union Football Club and The Rose And Crown public house and is within catchment of well-regarded primary schools and Toll Bar Academy as well as having easy access to Diana Princess of Wales Hospital

Porch	With two uPVC double glazed doors and matching side lights and having a tiled floor.
Entrance Hall	With timber glazed entrance door and side light. Understairs cupboard and window to side aspect.
Sitting Room	3.63m x 3.65m With walk in bay window to the front aspect which overlooks the front garden. Coving, wall lights and a tiled fireplace.
Living/Dining Room	3.64m x 3.33m plus 3.66m x 1.78m With coving, wall mounted decorative gas fire and wall lights. Window which overlooks the rear garden.
Kitchen	3.76m (max.) x 3.43m (max.) Fitted with a range of cream shaker style wall cupboards and base units with contrasting wood effect worktops and incorporating a stainless steel sink unit with mixer tap over. Tiled splashback, pantry, wall mounted central heating boiler and window to side aspect. A timber part glazed door provides access to the rear lobby/utility area.
Lobby/Utility Area	With part uPVC double glazed door providing access to the driveway and window to the rear aspect.
WC	With low flush WC and wall hung hand basin.
Stairs from the hallway lead to the landing with window to side aspect and loft access.	
Bedroom 1	3.63m x 3.14m (to wardrobes) With walk in bay window and a range of fitted wardrobes, drawers and cupboards.
Bedroom 2	3.33m x 3.14m (to wardrobes) With window overlooking the rear garden and a range of fitted wardrobes and cupboards.
Bedroom 3	2.02m x 1.96m (to wardrobes) With a range of fitted wardrobes, doors and cupboards. Window to front aspect.
Shower Room	2.36m x 1.91m With suite comprising; walk in shower with glass screen, low flush WC and pedestal wash hand basin. Part tiled walls and dual aspect windows.
Outside	The property stands back behind a brick wall with wrought iron gates providing access to the driveway. The front garden is laid predominately to lawn with borders containing plants and shrubs. The fenced rear garden is laid to lawn with borders containing a variety of established shrubs and plants. The brick and tile garage has up and over door and personnel door. There are outside lights and a tap.
Tenure	We are verbally advised that the property is freehold and we are awaiting formal confirmation from the vendors solicitor.
Council Tax Band:	`C` NB: This can be reviewed by the Local Authority.
EPC Rating:	`E`

FURTHER INFORMATION AND TO VIEW:
Viewing by appointment only, contact James Chisholm james@canters.co.uk 01472 356143.

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 24/09/2026

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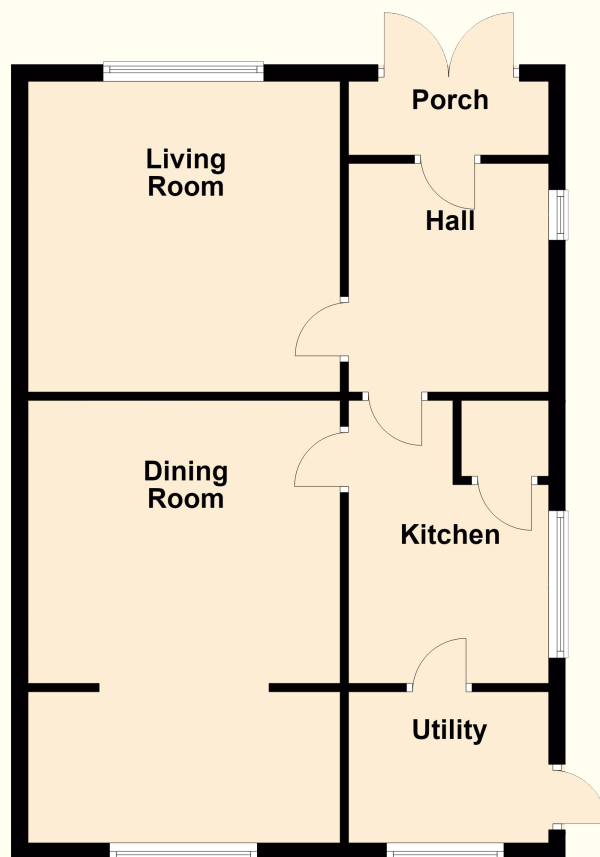
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Property Management and Lettings

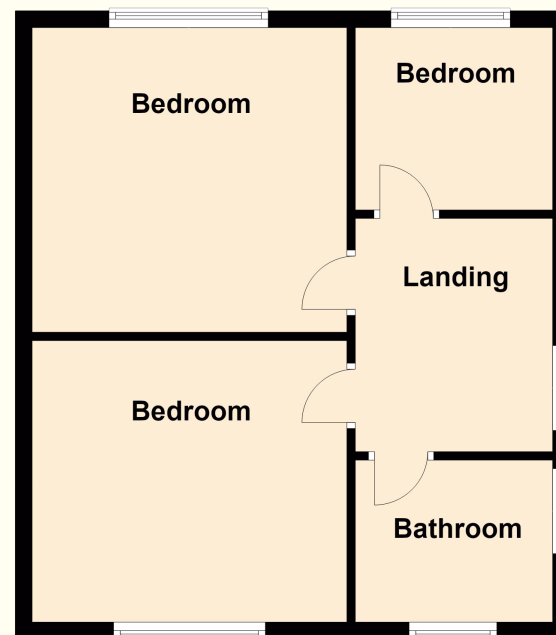
If you are a landlord looking to relieve yourself of the stress surrounding your tenanted properties or alternatively if you are seeking tenants, then Canters are more than happy to help. We offer outstanding property management services as well as a quick turnaround letting service. If you wish to discuss your management needs, then please do not hesitate to call us on 01472 356143 or email enquiries@canters.co.uk

Free Valuation Service

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Ground Floor



First Floor

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ADDITIONAL PHOTOS & PLANS



Entrance Hall



Sitting Room



Living/Dining Room



Living/Dining Room



Kitchen



Kitchen

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ADDITIONAL PHOTOS & PLANS



Lobby/Utility Area



Bedroom One



Bedroom Two



Shower Room



Rear Garden



Rear Garden

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ADDITIONAL PHOTOS & PLANS



Rear Elevation



Front Garden

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