



110 Pelham Avenue Scartho, North East Lincolnshire DN33 3NF

We are delighted to offer for sale this TWO BEDROOM SEMI DETACHED BUNGALOW situated in the prestigious area of Scartho village, on Pelham Avenue close to all local amenities, good bus routes and with easy links to both Grimsby and Cleethorpes. The property benefits from gas central heating and uPVC double glazing with the accommodation briefly comprising of; Entrance hallway, kitchen, lounge, two double bedrooms and modern shower room. Sitting in well maintained gardens with a stone bond driveway providing ample off road parking and a westerly facing rear garden with lawn, patio area and mature planting to the borders. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

Chain Free £195,000

- SCARTH VILLAGE LOCATION
- SEMI DETACHED BUNGALOW
- KITCHEN
- LOUNGE
- TWO DOUBLE BEDROOMS
- MODERN SHOWER ROOM
- GAS CENTRAL HEATING & uPVC DOUBLE GLAZING
- WESTERLY FACING 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

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ENTRANCE

Accessed to the side of the property via a covered porch and uPVC double glazed door.



HALLWAY

The welcoming hallway has coving to the ceiling, carpeted flooring and radiator.



KITCHEN

9'10" x 8'5" (3.02 x 2.57)

The modern kitchen benefits from a range of cream gloss wall and base units with contrasting work surfaces and tiled splash backs and incorporates a composite sink and drainer, ceramic hob with black chimney style extractor hood above and electric fan assisted oven beneath, integrated dishwasher and automatic washing machine with ample space for a freestanding fridge freezer. Finished with dual aspect uPVC double glazed windows and uPVC door leading to the rear garden, and carpeted flooring.



KITCHEN



KITCHEN



LOUNGE

17'5" x 11'6" (5.31 x 3.52)

The lounge has a uPVC double glazed square bay window to the front aspect, coving to the ceiling, carpeted flooring, radiator and feature white wooden fire surround with marble style hearth and back and inset coal effect gas fire. Having ample space for a two piece suite and dining table.



LOUNGE



LOUNGE

LOUNGE



BEDROOM ONE

13'0" x 11'0" (3.97 x 3.37)

The master bedroom is to the rear of the property with a uPVC double glazed window with carpeted flooring, radiator and a range of cream fronted wardrobes with overhead cupboards with matching dressing table and draws.



BEDROOM ONE



BEDROOM ONE

BEDROOM TWO

9'8" x 8'1" (2.97 x 2.48)

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



BEDROOM TWO

SHOWER/WET ROOM

6'4" x 5'1" (1.94 x 1.56)

The modern shower/wet room benefits from a three piece suite comprising of; walk in in shower with dual head one being rainfall and glazed screen, grey gloss combination unit housing the hand wash basin and low flush wc with hidden cistern. Finished with aqua style paneling to the walls, tiled flooring, down lights to the ceiling, heated towel rail and a uPVC double glazed window to the side aspect.



OUTSIDE

THE GARDENS

The property sits away from the road with a low walled boundary and open access stone bonded driveway which provides ample off road parking. The front garden is laid to lawn with mature planting to the borders. A high wrought iron gate leads you to the westerly facing rear garden which has fenced boundaries, continued stone bonded pathway extending to a patio area, lawn, mature planting to the borders and a timber shed.



THE GARDENS



REAR VIEW



FRONT GARDEN



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

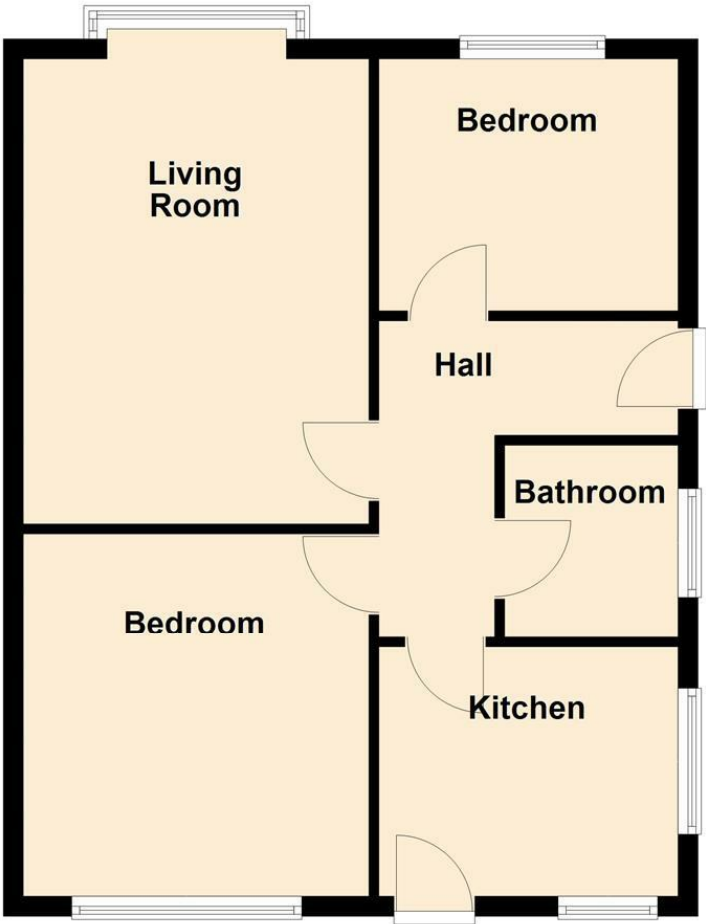
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

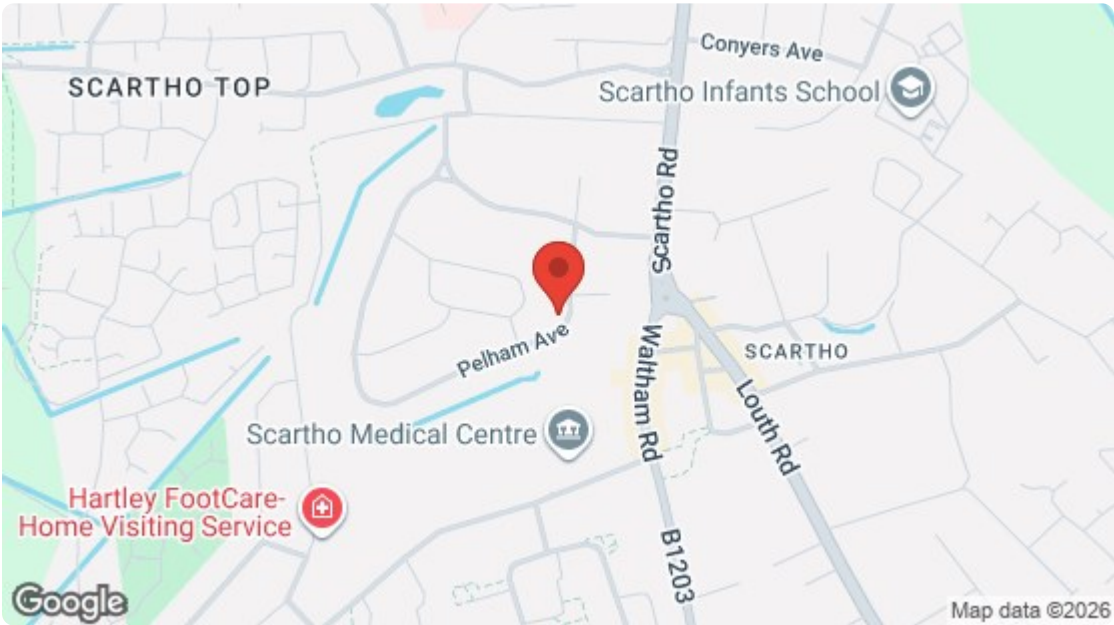
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

Ground Floor

Approx. 56.0 sq. metres (602.3 sq. feet)



Total area: approx. 56.0 sq. metres (602.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	72	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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 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.