JoWalker

ESTATE AGENTS

24 Vincent Road

Scartho, Grimsby, North East Lincolnshire DN33 3SF

NO CHAIN We are delighted to offer for sale this THREE BEDROOM SEMI DETACHED FAMILY HOME situated on the ever popular residential estate of Scartho Top close to all local amenities, highly regarded schools, Princess Diana of Wales Hospital and with in easy access of both Grimsby and Cleethorpes Town Centres. The property benefits from gas central heating and uPVC double glazing with the accommodation briefly comprising of; Entrance hall, lounge, kitchen diner open to sunroom cloakroom and to the first floor three good sized bedrooms and modern shower room. Having an open plan lawned front garden with graveled driveway and enclosed rear garden with lawn, dual aspect paved patio and shed. Viewing is highly recommended to appreciate this lovely home.

Chain Free £161,700

- POPULARE RESIDENTIAL AREA OF SCARTHO
- SEMI DETACHED FAMILY HOME
- KITCHEN DINER OPEN PLAN TO SUNROOM
- LOUNGE
- CLOAKROOM
- THREE BEDROOMS
- MODERN SHOWER ROOM
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- FRONT & REAR GARDENS

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

www.joywalker.co.uk

MEASUREMENTS
All measurements are approximate.

ACCOMMODATION
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ENTRANCE
Accessed via a composite door into the hallway.

HALLWAY
Having carpeted flooring, radiator and carpeted stairs with hand rail leading to the first floor.

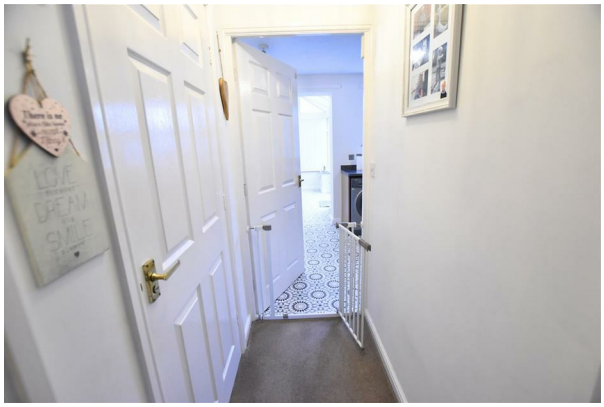
LOUNGE
14'8" x 10'5" (4.48 x 3.20)
The lounge has a uPVC double glazed window to the front aspect with white plantation shutters fitted, coving to the ceiling, carpeted flooring, radiator and feature fireplace with painted surround, marble hearth and back and inset gas fire.

LOUNGE

LOUNGE

INNER HALLWAY

Having continued carpeted flooring and doors leading to the kitchen diner and cloakroom.



CLOAKROOM

6'0" x 2'11" (1.85 x 0.89)

Benefitting from a two piece suite comprising of; Low flush wc and wall mounted hand wash basin with tiled splash backs vinyl flooring, extractor fan and radiator.

KITCHEN DINER

13'6" x 10'6" (4.13 x 3.22)

The kitchen diner is a good size and is open plan to the sunroom creating a fabulous entertaining area. Benefitting from a large range of Walnut coloured shake style wall and base units with contrasting worksurfaces and matching upstands incorporating a composite sink and drainer, gas hob with stainless steel splash back, chimney style extractor hood and electric fan assisted oven beneath, ample space for an automatic washing machine, tumble dryer and freestanding fridge freezer. Finished with modern vinyl flooring, radiator and uPVC double glazed window overlooking the garden.

KITCHEN DINER

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SUNROOM

11'7" x 6'9" (3.55 x 2.08)

The sunroom is open plan from the kitchen diner with continued vinyl flooring, radiator, dual aspect uPVC double glazed windows and French doors leading to the garden.

SUNROOM

FIRST FLOOR

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FIRST FLOOR LANDING

Having continued carpeted flooring with white wooden spindle balustrade, airing cupboard and loft access to the ceiling.

FIRST FLOOR LANDING

BEDROOM ONE

13'6" x 8'9" (4.13 x 2.69)

The largest of the three bedrooms is to the front aspect with two uPVC double glazed windows having modern white blinds fitted, carpeted flooring, radiator and wall to wall built in wardrobes and draws.

BEDROOM ONE

BEDROOM TWO

10'6" x 6'5" (3.22 x 1.96)

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

BEDROOM THREE

7'3" x 7'0" (2.22 x 2.15)

The third bedroom is to the rear of the property with a uPVC double glazed window and is presently used as a dressing room by the current vendor. Finshed with carpeted flooring and radiator.

SHOWER ROOM

7'6" x 6'4" (2.29 x 1.95)

The shower room has been recently refurbished to include a modern walk in shower with dual head, one being rainfall and glazed screen, white high gloss combination unit with hand wash basin, low flush wc with hidden cistern and ample storage. Finished with modern tiling to the splash back areas, tiled flooring, heated towel rail, extractor and uPVC double glazed window to the side aspect.

OUTSIDE

THE GARDENS

The property stand with an open plan lawned front garden with a mature tree planted, graveled driveway providing off road parking and paved pathway leading to the front door. Side wrought iron gate leading to the rear garden. The rear garden has fenced boundaries and is mainly laid to lawn with dual aspect paved patio areas ideal for summer entertaining, mature planting to the borders, timber shed and outside tap.

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 - C

VIEWING ARRANGEMENTS

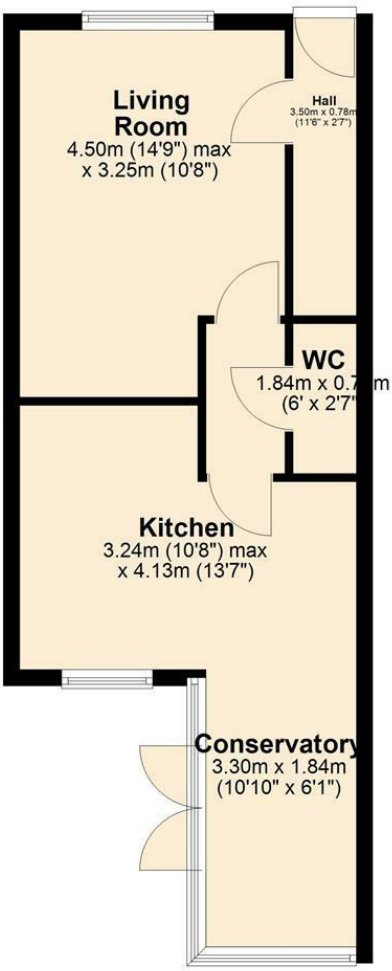
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

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

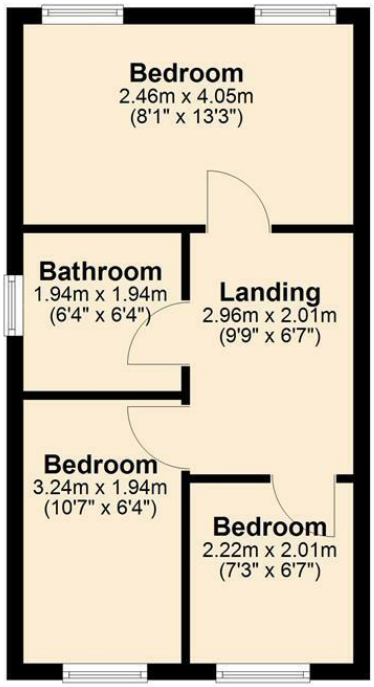
Ground Floor

Approx. 38.6 sq. metres (415.8 sq. feet)

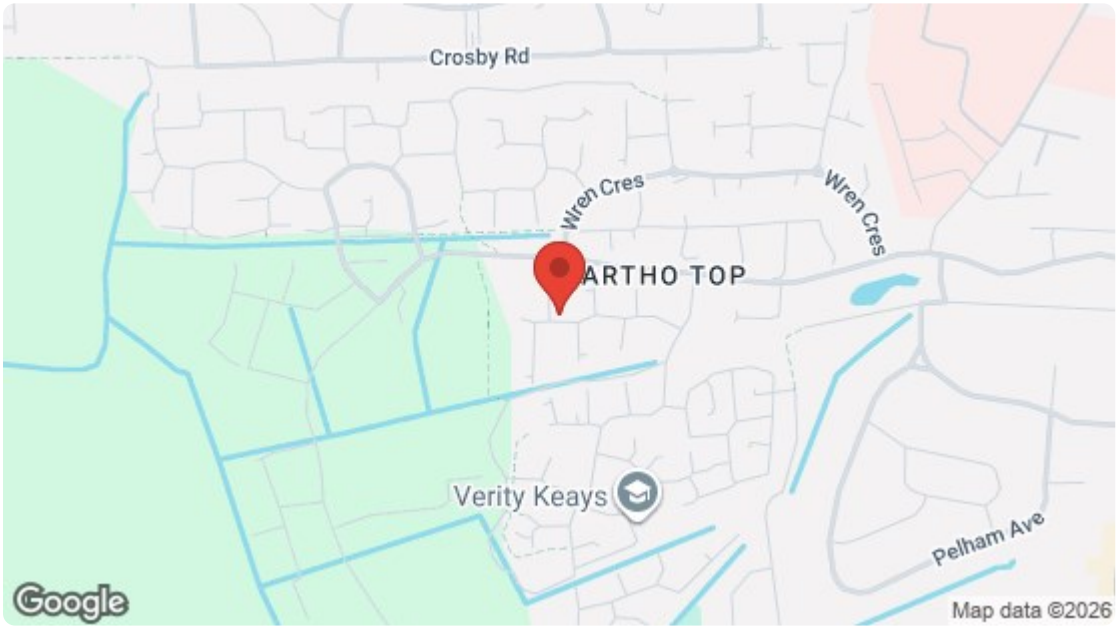


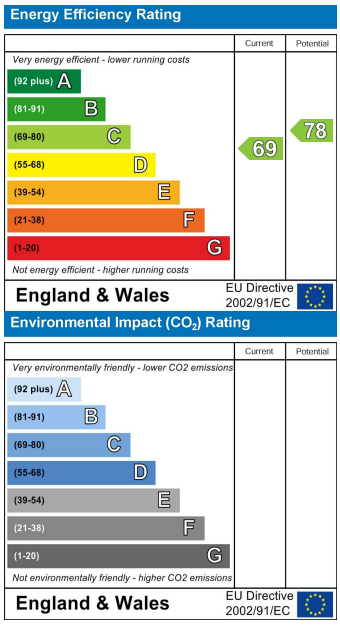
First Floor

Approx. 31.8 sq. metres (341.8 sq. feet)



Total area: approx. 70.4 sq. metres (757.6 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.