



## 21 Walker Avenue Scartho, Grimsby, North East Lincolnshire DN33 2LH

An exceptionally spacious FOUR BEDROOM SEMI DETACHED HOUSE which stands on an excellent plot. Situated off Louth Road therefore being within easy access of the excellent facilities within the village and local schools including the highly regarded Waltham Tollbar Academy. The property is in need of some upgrading and has accommodation comprising: Entrance hall, cloaks/wc, lounge, dining room which opens into a second sitting room, fitted kitchen to the ground floor. To the first floor there is a master bedroom with an en suite shower room plus three further bedrooms and a bathroom/wc. The gas boiler is no longer working and needs replacing, although the radiators are still in situ. Double glazing. Front garden with off road parking and an undercover carport plus a larger than average rear garden. NO CHAIN.

**£180,000**

- SUPER SEMI DETACHED HOUSE
- POPULAR LOCATION CLOSE TO ALL AMENITIES
- LOUNGE & FABULOUS DINING/SITTING ROOM
- KITCHEN/BREAKFAST ROOM & CLOAKS/WC
- MASTER BEDROOM WITH EN SUITE SHOWER ROOM
- THREE FURTHER BEDROOMS
- FAMILY BATHROOM/WC
- DOUBLE GLAZING
- LARGE GARDEN WITH OFF ROAD PARKING
- NO CHAIN



## ACCOMMODATION

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## GROUND FLOOR

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### ENTRANCE HALL

Approached via a double glazed entrance door with matching side light, radiator and staircase which leads up to the first floor.



### CLOAKS/WC

Fitted with a white corner sink and a wc. The walls are half tiled with a double glazed window and laminate flooring.



### LOUNGE (FRONT)

13'1" x 11'11" (4.01 x 3.64)

Having a double glazed window to the front elevation, coving to ceiling, radiator and three wall light points. The wall mounted Baxi Bermuda boiler is no longer working therefore a new boiler is necessary which has cupboards either side.



### DINING/SITTING ROOM

This fabulous extending second sitting room includes:-

#### SITTING ROOM

13'11" x 10'11" (4.25 x 3.33)

The sitting room has a wall mounted gas fire, radiator and coving to ceiling. Open access leads into the:-



## DINING ROOM

7'8" x 10'4" (2.35 x 3.16)

This additional dining room has double glazed french door with matching side lights which has views over the rear garden plus a Velux window to the vaulted ceiling.



## KITCHEN

15'3" x 7'2" (4.66 x 2.19)

Fitted with an excellent range of medium oak style base and wall units incorporating an electric oven, gas hob with an extractor fan above. The contrasting work surfaces are inset with a stainless steel sink unit which has space beneath for a washing machine. Extensively tiled walls. Radiator. Two double glazed window and door.



## KITCHEN



## FIRST FLOOR

### LANDING

## MASTER BEROOM

18'6" x 9'1" (5.66 x 2.77)

This spacious master bedroom has a double glazed window to the rear elevation, coving to ceiling and a wall mounted gas fire. Door leads into the en suite.



## MASTER BEDROOM



## EN SUITE SHOWER ROOM

5'11" x 9'1" (1.82 x 2.78)

This excellent sized shower room is fitted with waterproof wall boarding and includes a corner shower cubicle, a pedestal wash hand basin and a low flush wc. Double glazed window. Radiator.



## BEDROOM 2 (REAR)

13'11" x 10'9" max (4.25 x 3.29 max)

Fitted with an excellent range of bedroom furniture including a bank of mirror fronted wardrobes, two drawer units and wardrobes either side of the bed space. Double glazed window. Radiator. Wall light points.



## BEDROOM 2



### **BEDROOM 3 (FRONT)**

10'7" x 9'8" (3.23 x 2.95)

Double glazed window to the front elevation, radiator and again fitted with a bank of fitted wardrobes.



### **BEDROOM 4 (REAR)**

9'2" x 7'2" (2.81 x 2.20)

Double glazed window. Radiator.



### **BATHROOM/WC**

6'2" x 5'10" (1.88 x 1.78)

Having a coloured suite including a panelled bath with a shower above, a pedestal wash hand basin and a low flush wc. Wall mounted mirror above the wash hand basin. Fully tiled walls. Radiator. Double glazed.



### **OUTSIDE**



### **UNDER COVER CAR PORT**

### **THE GARDENS**

The property stands in both front and rear gardens, the open plan fore garden is concreted for ease of maintenance which provides off road parking. The excellent sized garden garden is mainly lawned with a concrete patio area located close to the house. Timber garden shed.



### **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 - D

### **VIEWING ARRANGEMENTS**

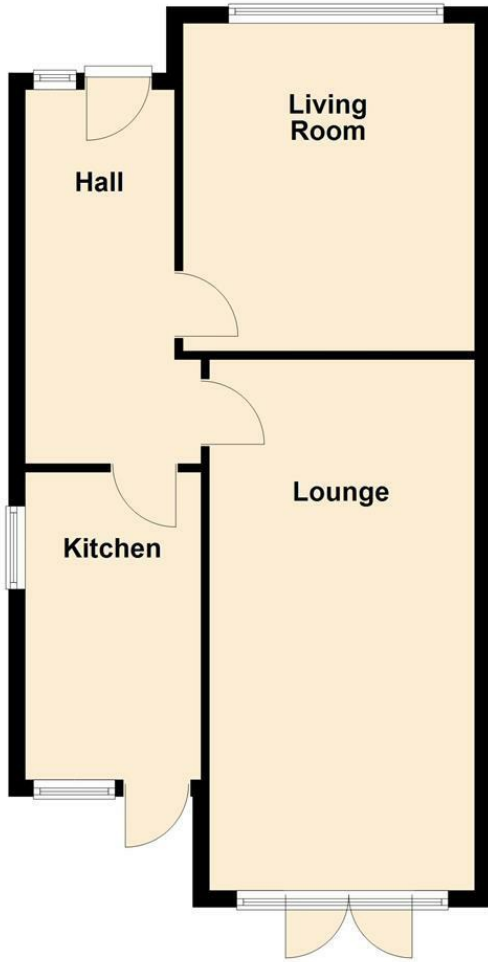
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

### **OPENING TIMES**

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

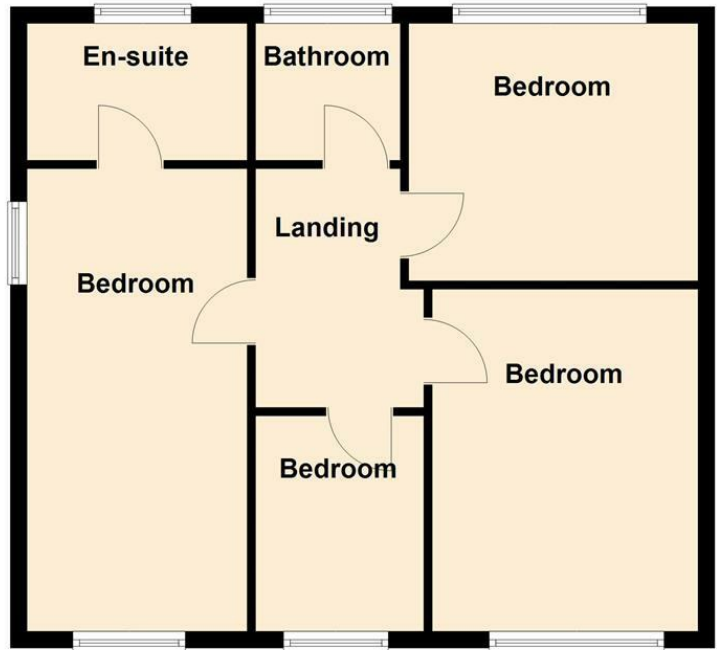
### Ground Floor

Approx. 52.3 sq. metres (562.6 sq. feet)



### First Floor

Approx. 59.3 sq. metres (638.0 sq. feet)



Total area: approx. 111.5 sq. metres (1200.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		63	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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 firm's employment 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.