



82 Southwold Crescent Scartho, Grimsby, North East Lincolnshire DN33 3AH

Offered for sale with no forward chain, this three-bedroom end terrace property is situated within the highly sought-after village of Scartho and presents an excellent opportunity for buyers looking to modernise and create a home to their own taste and specification. Ideally located close to a wide range of local amenities, highly regarded schools and regular bus routes, the property benefits from uPVC double glazing and gas central heating throughout. The accommodation comprises an entrance hallway, kitchen, utility area, spacious through lounge, three good-sized first-floor bedrooms and a family bathroom. Externally, there are mature front and rear gardens, with gates providing access to a driveway offering ample off-road parking. The enclosed rear garden enjoys established planting, a garden shed and side access via a shared pathway serving the neighbouring property. An ideal purchase for first-time buyers, families, investors or those seeking a rewarding refurbishment project in a popular residential location.

Chain Free £100,000

- NO FORWARD CHAIN
- THREE-BEDROOM SEMI-DETACHED PROPERTY
- IDEAL OPPORTUNITY TO MODERNISE AND ADD VALUE
- SOUGHT-AFTER SCARTH VILLAGE LOCATION
- CLOSE TO LOCAL AMENITIES AND SHOPS
- CONVENIENT ACCESS TO REGULAR BUS ROUTES
- WITHIN CATCHMENT OF HIGHLY REGARDED SCHOOLS
- uPVC DOUBLE GLAZING AND GAS CENTRAL HEATING
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- ENCLOSED REAR GARDEN WITH MATURE PLANTING AND SHED



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.

ACCOMMODATION

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MEASUREMENTS

All measurements are approximate.

ENTRANCE

Accessed via a uPVC door into the hallway.



HALLWAY

Having a uPVC double glazed light window to the side aspect, carpeted flooring with carpeted stairs leading to the first floor with enclosed banister. Wall mounted boiler and radiator.



KITCHEN

10'6" x 8'9" (3.21 x 2.68)

The kitchen benefits from a range of wood fronted wall and base units with contrasting tiled worksurfaces and tiled splashbacks incorporating a stainless steel sink and drainer, space for a fridge freezer, ceramic hob and electric oven. finished with a large pantry cupboard, tiled flooring and uPVC double glazed window to the rear aspect.



KITCHEN



KITCHEN



UTILITY AREA

Having a uPVC double glazed window to the front aspect and a uPVC double glazed door leading to the garden.

THROUGH LOUNGE DINER

23'8" x 10'8" (7.22 x 3.27)

A great sized room with dual aspect uPVC double glazed flooring, two radiators and open chimney breast with tiled hearth and stove (no certification).



THROUGH LOUNGE DINER



THROUGH LOUNGE DINER



THROUGH LOUNGE DINER



FIRST FLOOR

FIRST FLOOR LANDING

Having continued carpeted flooring with enclosed banister, uPVC double glazed light window to the side aspect and loft access to the ceiling.



FIRST FLOOR LANDING



BEDROOM ONE

12'11" x 10'5" (3.94 x 3.19)

Having a uPVC double glazed window to the front aspect, carpeted flooring, radiator and a range of built in wardrobes with matching dressing table and drawers.



BEDROOM TWO

10'4" x 9'9" (3.17 x 2.99)

The second double bedroom is to the rear aspect with a uPVC double glazed window, carpeted flooring, radiator and a range of built in wardrobes with matching overhead cupboards.



BEDROOM THREE

9'6" x 7'3" (2.92 x 2.23)

The third bedroom has a uPVC double glazed window to the front aspect, carpeted flooring and radiator.



BATHROOM

7'6" x 5'4" (2.31 x 1.64)

Having a four piece suite comprising of; corner bath, pedestal hand wash basin, low flush wc and bidet with tiled walls, vinyl flooring, radiator and two uPVC double glazed windows to the rear.



BATHROOM



OUTSIDE

THE GARDENS

The property sits away from the road with double wooden gates leading to the driveway which provides off road parking. The front garden has fenced and hedged boundaries with mature planting. The rear garden has fenced boundaries, mature planting and shed with side access leading to the shared pathway.



REAR VIEW



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 - A

EPC -

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

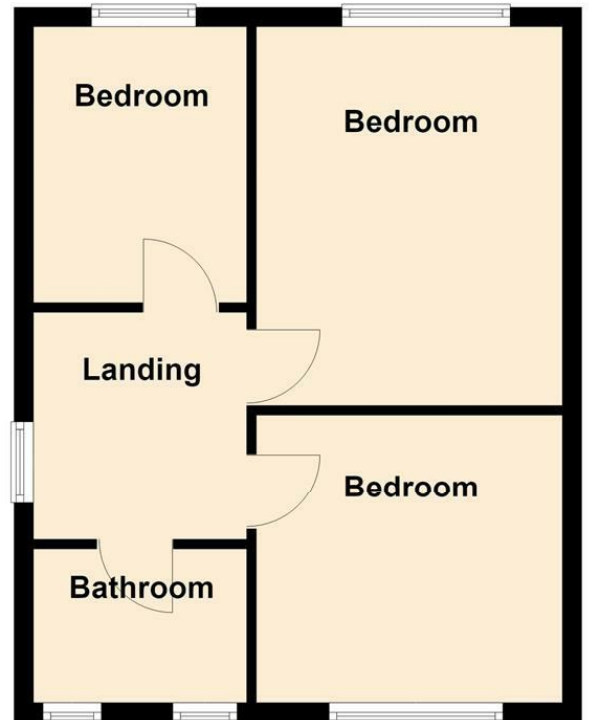
Ground Floor

Approx. 44.9 sq. metres (482.8 sq. feet)



First Floor

Approx. 38.8 sq. metres (417.8 sq. feet)



Total area: approx. 83.7 sq. metres (900.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	71	
(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.