

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 35 SHELDON ROAD, SCARTHO TOP GRIMSBY

**PURCHASE PRICE £193,000 FREEHOLD**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

B

#### PURCHASE PRICE

£193,000

#### TENURE

We understand the property to be Freehold and this is to be confirmed by the solicitors



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Registered in England No. 4782567



## 35 SHELDON ROAD, SCARTHO TOP GRIMSBY

Nestled in the desirable area of Scartho Top, Grimsby, this beautifully presented end-link house on Sheldon Road offers a perfect blend of modern living and convenience. With three well-proportioned bedrooms and two bathrooms, this property is ideal for families or first-time buyers seeking a comfortable home.

Upon entering, you are welcomed into a spacious lounge that exudes warmth and style, perfect for relaxing or entertaining guests. The modern kitchen/diner is a highlight of the home, providing a delightful space for family meals and gatherings. Additionally, a convenient downstairs WC enhances the practicality of the layout.

The master bedroom boasts an ensuite shower room, ensuring privacy and comfort, while the two further bedrooms are versatile and can be adapted to suit your needs, whether as children's rooms, guest spaces, or a home office. The family bathroom is well-appointed, catering to the needs of the household.

Outside, the property features well-maintained gardens that offer a tranquil retreat, along with off-road parking for two vehicles, a valuable asset in this area. A charming summer house adds an extra touch, providing a perfect spot for relaxation or hobbies.

Located close to local amenities and schools, this home is not only beautifully finished but also turnkey ready, allowing you to move in without delay. This property is a fantastic opportunity for those looking to establish themselves in a welcoming community. Don't miss your chance to make this lovely house your new home.

### **ENTRANCE HALL**

Through a composite front door into the hall with a built in cupboard, a central heating radiator and a light to the ceiling.

### **WC**

5'6 x 3'7 (1.68m x 1.09m)

With a white toilet, a wall mounted sink with a chrome mixer tap, a central heating radiator, vinyl to the floor and spotlights to the ceiling.



# 35 SHELDON ROAD, SCARTHO TOP GRIMSBY

## LOUNGE

17'5 x 12'1 increasing to 16'0 (5.31m x 3.68m increasing to 4.88m)

The lounge is to the front of the property with a u.PVC double glazed window, a marble fire surround with a pebble effect electric fire. Stairs to the first floor accommodation, an under stairs cupboard, a central heating radiator, vinyl to the floor and a light to the ceiling.



## LOUNGE



**KITCHEN/DINER**

15'11 x 9'2 (4.85m x 2.79m)

With a range of dark wood effect wall and base units, contrasting work surfaces and upstands, a stainless steel sink unit with a chrome mixer tap. A gas hob with a stainless steel extractor fan above, an integrated fridge/freezer, a dishwasher, a housed electric oven and duo microwave. A u.PVC double glazed window and French doors, a central heating radiator a tiled floor and spotlights to the ceiling.



**KITCHEN/DINER**



# 35 SHELDON ROAD, SCARTHO TOP GRIMSBY

## KITCHEN/DINER



## KITCHEN/DINER



## LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off. There is an airing cupboard, a light and loft access to the ceiling.

# 35 SHELDON ROAD, SCARTHO TOP GRIMSBY

## BEDROOM 1

9'6 increasing to 12'1 x 9'1 (2.90m increasing to 3.68m x 2.77m)

This double bedroom is to the rear of the property with a u.PVC double glazed window, a fitted wardrobe with sliding doors, a central heating radiator and a light to the ceiling.



## BEDROOM 1

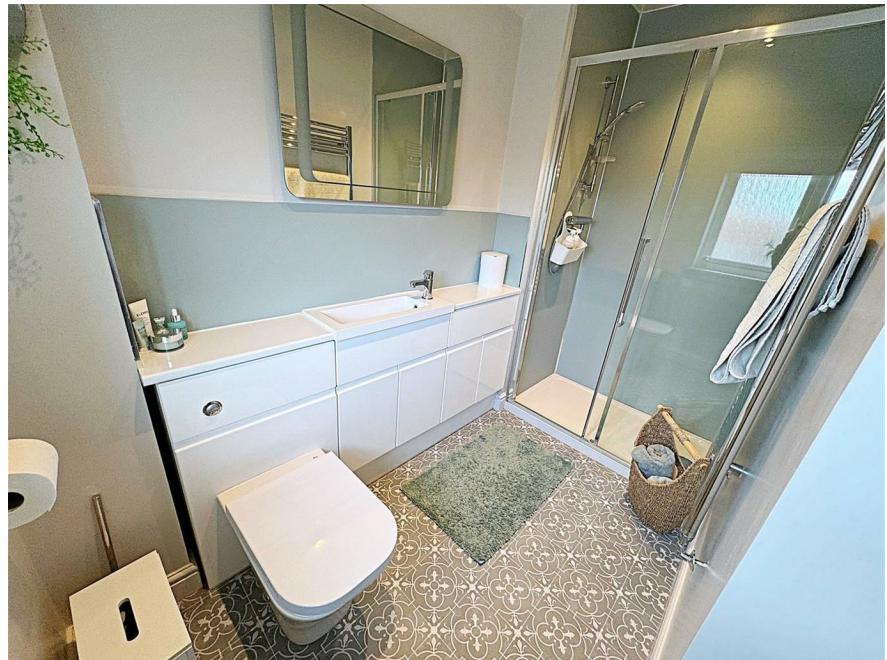


**ENSUITE**

9'2 x 4'6 increasing to 6'0 (2.79m x 1.37m

increasing to 1.83m)

Comprising of a white cabinetised toilet and sink with chrome fittings, a shower enclosure with a plumbed shower. A u.PVC double glazed window, a chrome ladder style radiator, vinyl to the floor and spotlights to the ceiling.



**BEDROOM 2**

9'11 x 8'11 (3.02m x 2.72m)

Another double bedroom to the front of the property with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



### **BEDROOM 3**

9'5 x 6'10 (2.87m x 2.08m)

This single bedroom to the front of the property with a u.PVC double glazed window, a central heating radiator, vinyl to the floor and a light to the ceiling.



### **BATHROOM**

5'7 x 6'10 (1.70m x 2.08m)

Comprising of a white suite with a panelled bath, a chrome mixer tap, a plumbed shower above and a glass shower screen, a wall mounted sink with a chrome mixer tap and a toilet. Part tiled walls, a chrome ladder style radiator, vinyl to the floor and spotlights to the ceiling.



## 35 SHELDON ROAD, SCARTHO TOP GRIMSBY

### OUTSIDE

The front garden is open plan and is mainly laid to lawn with a decorative chippings area and a tarmac drive.

The rear garden has a fenced boundary with a wooden gate and is mainly laid to lawn with a decorative stone edge to one side and a block-paved patio area. There is an outside tap, an electric point and a timber summer house with light and power.



### OUTSIDE

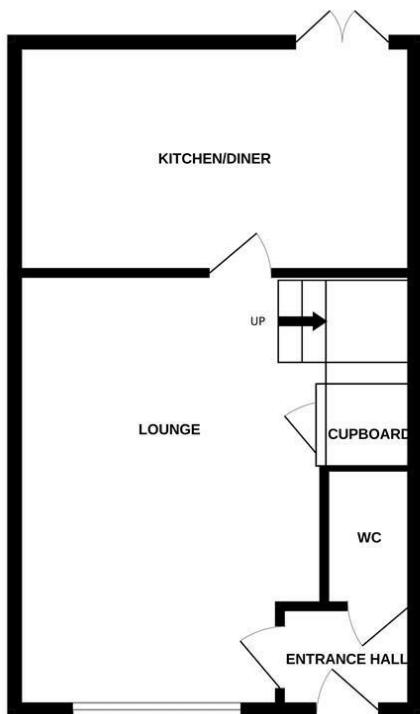


**35 SHELDON ROAD, SCARTHO TOP GRIMSBY**

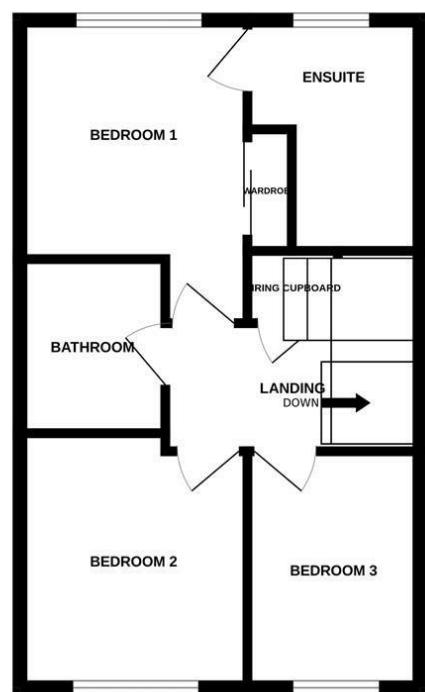
**OUTSIDE**



GROUND FLOOR



1ST FLOOR



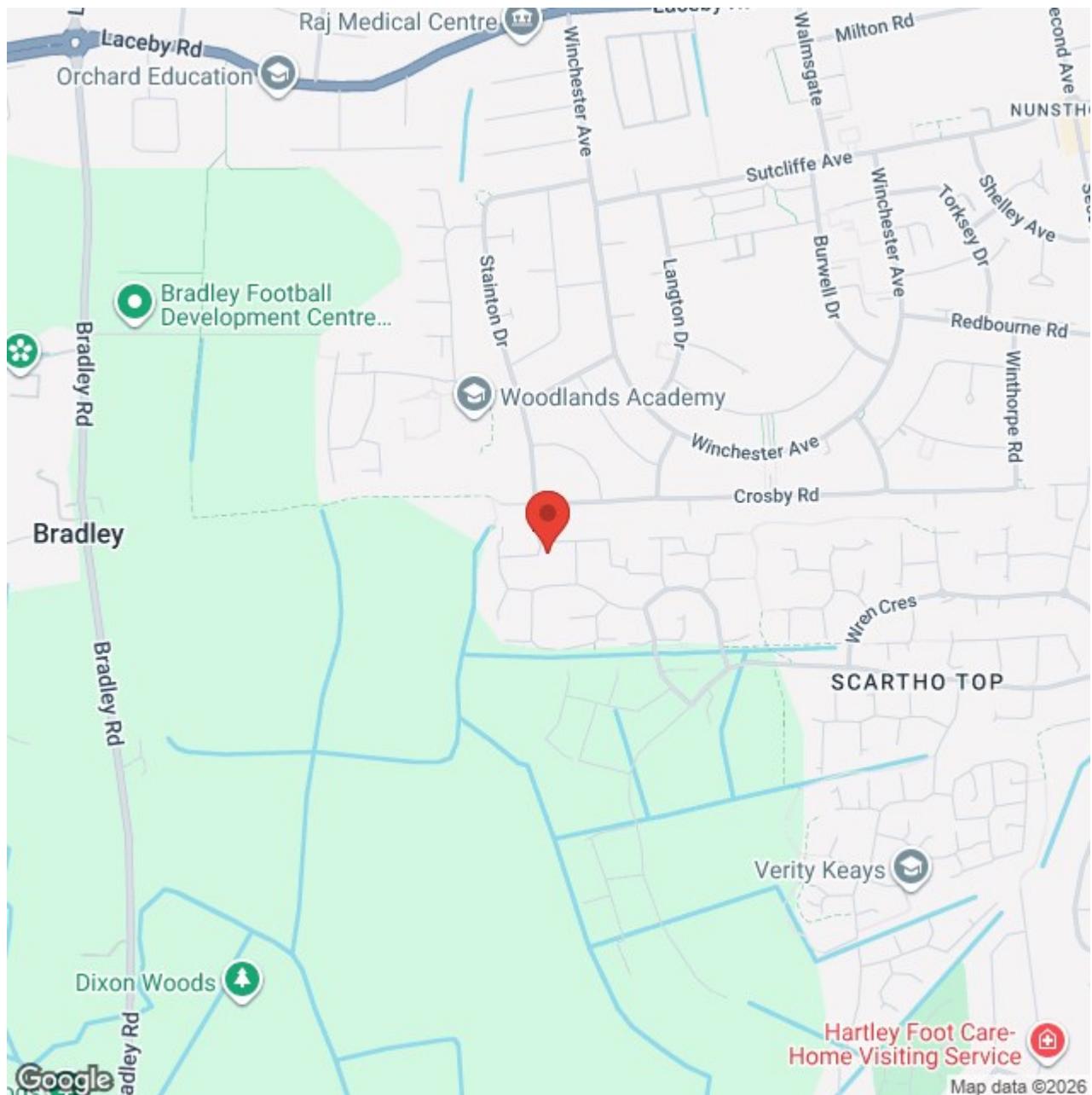
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate only. No responsibility is taken for any error, omission or mis-statement. This plan is for indicative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## ADDITIONAL NOTES

### **FREE VALUATIONS:**

We offer a free valuation with no obligation, just call the office on 01472 698698 and ask for your free valuation, we are flexible with our times.

### **B.M.H. PROPERTY MANAGEMENT.**

We offer a letting/management service:-

Four weekly payments / Regular inspections / credit checks / Our monthly fee is 12% **Inclusive of VAT** (i.e. 10% + V.A.T.) Call us if you are interested.

### **MORTGAGE ADVICE**

#### **WE CAN OFFER INDEPENDENT MORTGAGE ADVICE**

Our local broker James Welham can help you find the best mortgage to suit you providing personal face to face expert advice either at our office or in the comfort of your own home. Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or [james@jdwassociates.co.uk](mailto:james@jdwassociates.co.uk).

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***YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.***

***They normally charge a fee of £495 payable on production of offer.***

***(BMH may recommend the services of James Welham JDW Associates but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and James Welham.)***

**STATUTORY NOTICE: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

**\* ALL MEASUREMENTS STATED ARE APPROXIMATE.**

Please note that none of the apparatus, equipment, whether gas or electrical have been tested and that we cannot verify that they are in full working order. We have done our utmost to provide fair, decent and honest information, we will not accept liability for any errors regarding measurements, council tax band, tenure etc, as they are for your general use only and not to be relied upon. We advise that you make your own enquiries. Should a purchaser require inspections or quotes for works on a property due to survey results, although we are only too pleased to recommend firms, we will not be held responsible for any works carried out before or after completion, or works not detected by the firms in question, they are only recommendations and have no connection with Bettles, Miles & Holland