JoWalker

ESTATE AGENTS

26 Langdale Avenue

Scartho, Grimsby, North East Lincolnshire DN33 3HN

Located in Scartho which is well served by excellent local facilities including shopping, schooling and regular bus services into Grimsby Town centre is this TWO BEDROOM DETACHED BUNGALOW. The accommodation includes: L shaped entrance hall, good sized lounge, fitted kitchen, two bedrooms one of which could be used as a dining room and a bathroom/wc. Gas central heating system. Double glazing. Detached garage. Front and rear gardens. NO FOWARD CHAIN.

- DETACHED BUNGALOW
- LOUNGE
- FITTED KITCHEN
- TWO BEDROOMS
- BATHROOM/WC
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- DETACHED GARAGE
- FRONT AND REAR GARDENS
- NO CHAIN

Offers Over £135,000

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

www.joywalker.co.uk

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.

GROUND FLOOR

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L SHAPED ENTRANCE HALL

Approached via a uPVC entrance door and has a radiator and coving to ceiling.

LOUNGE (FRONT)

16'5" x 10'0" (5.02 x 3.07)

This excellent sized lounge has a double glazed bay window to the front elevation plus a smaller double glazed window to the side elevation, radiator and coving to ceiling. The focal point of this room is the decorative wooden fire surround which is inset with a modern gas fire.

KITCHEN (REAR)

9'11" x 9'0" (3.03 x 2.76)

Fitted with a range of medium oak styled base and wall units have space for a slot in cooker which has an extractor fan above. The contrasting work surfaces are inset with a resin sink unit and has space beneath for washing machine. Tiled splash backs. Space for small breakfast table and chairs. Double glazed windows and door. Delft plate rack. Tiled floor. Wall mounted modern gas fired boiler.

KITCHEN

BEDROOM 1 (REAR)

13'2" x 10'0" (4.02 x 3.05)

Double glazed window, radiator and coving to ceiling.

BEDROOM 2 (FRONT)

7'11" x 8'0" (2.42 x 2.44)

This could be used as a second bedroom or alternatively a separate dining room and has a laminate floor, a double glazed window, coving to ceiling and radiator.

BATHROOM/WC

Having a coloured suite comprising a panelled bath with a shower above, a pedestal wash hand basin and a low flush wc. Tiled walls. Double glazed window.

OUTSIDE

DETACHED GARAGE

16'0" x 7'8" (4.88 x 2.35)

Double doors to the front. Light and power.

THE GARDENS

The property stands in both front and rear gardens, with the fore garden being set behind a small brick wall and is gravelled with coloured stone borders. A concrete driveway leads to the garage at the rear with the rear garden being lawned with views over the local primary school.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - B
EPC -

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.

VIEWING ARRANGEMENTS

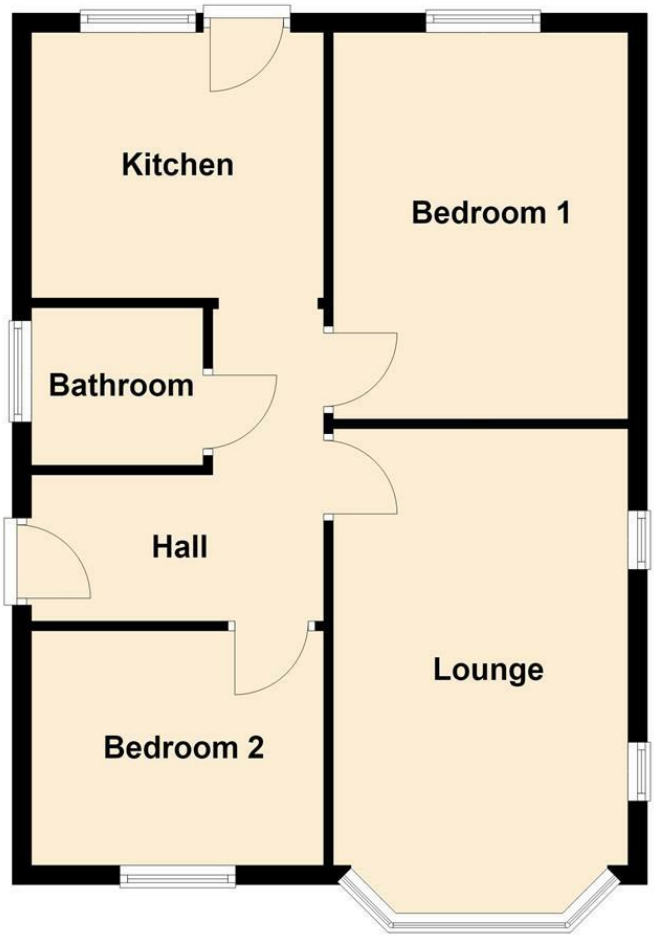
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

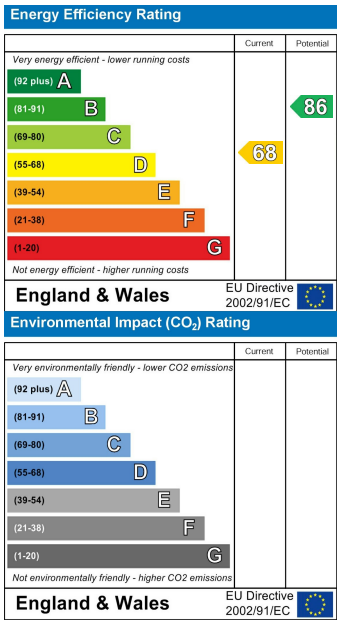
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

Ground Floor

Approx. 53.9 sq. metres (579.7 sq. feet)



Total area: approx. 53.9 sq. metres (579.7 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.