



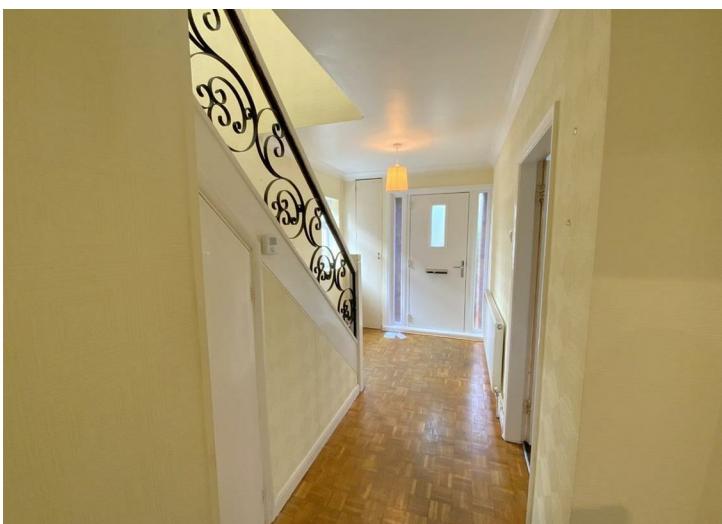
1b Charles Avenue, Scartho, North East Lincolnshire, DN33 2DA
£175,000

Key Features:

- Traditional Semi Detached Property
- Sought After Village Location
- Three Bedrooms
- Open Plan Kitchen/Dining Room
- Ideal First Time Purchase
- Off Road Parking
- Detached Garage
- NO CHAIN

** NO ONWARD CHAIN **

A traditional bay fronted semi detached home offered for sale in this established and highly popular area of Scartho, close to a wide range of local amenities, schools, and the Diana, Princess Of Wales Hospital. Well presented, the accommodation offers, a front entrance hall, lounge, modern open plan kitchen/dining room and conservatory. To the first floor are three bedrooms - including two doubles featuring quality fitted wardrobes, a third bedroom/study, and a family bathroom. Gardens to the front and rear, and driveway with access to the detached garage. No onward chain.



ENTRANCE HALL

Accessed via a composite front entrance door. With a side aspect window, and built-in storage cupboard housing the gas central heating boiler (New 2020). Staircase leading to the first floor accommodation.



LOUNGE

13'11" x 12'11" (4.26 x 3.94)

With a bay window to front aspect and modern wall mounted electric fire.

KITCHEN

15'3" x 7'6" (4.65 x 2.30)

Fitted with a range of modern shaker style units, and contrasting wood block effect work surfaces incorporating a Belfast sink. Built-in oven, gas hob with extractor over, plumbing for a washing machine and space for further appliances. Side and rear aspect windows, and access to the side of the property. Open plan to:-

DINING ROOM

12'0" x 10'11" (3.66 x 3.33)

With patio doors opening into the conservatory, and fireplace with freestanding gas fire.



CONSERVATORY

12'3" x 5'9" (3.74 x 1.76)

Lean-to conservatory opening onto the rear garden.

FIRST FLOOR LANDING

With a side aspect window and access to the loft via a drop down ladder.

BEDROOM 1

14'2" x 12'1" (4.34 x 3.70)

Master bedroom with a bay window to front aspect, and featuring a large range of modern fitted wardrobes - by Haagensens, Grimsby.



BEDROOM 2

12'4" x 11'0" (3.76 x 3.37)

A second double bedroom, to rear aspect, again with modern fitted wardrobes - by Haagensens, Grimsby.

BEDROOM 3

8'0" x 7'5" (2.44 x 2.28)

To front aspect.

BATHROOM

7'10" x 6'3" (2.40 x 1.93)

Fitted with a pedestal basin, wc and panelled bath with overhead shower. Obscure glazed windows to the side and rear.



OUTSIDE

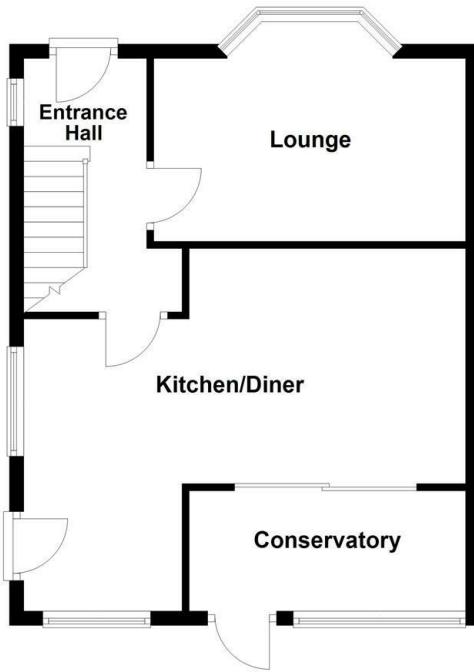
The front of the property is approached by a driveway leading through double gates to the detached brick garage. The rear garden is mainly laid to lawn.

TENURE

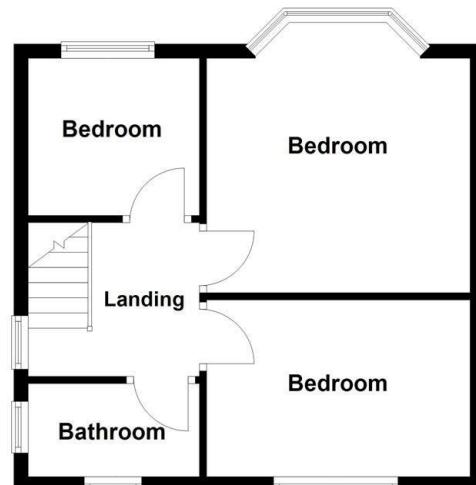
FREEHOLD

COUNCIL TAX BAND

C



Ground Floor
Approx. 0.0 sq. metres (0.0 sq. feet)



First Floor
Approx. 0.0 sq. metres (0.0 sq. feet)

Total area: approx. 0.0 sq. metres (0.0 sq. feet)

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		
England & Wales		EU Directive 2002/91/EC

Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore