



14 Beech Avenue, Scartho, North East Lincolnshire, DN33 2AZ
£170,000

Key Features:

- Traditional Semi Detached Property
- Popular Village Location
- Three Bedrooms ,Two Reception Rooms
- Bay Fronted Lounge With Multi Fuel Stove
- Modern Kitchen & Bathroom
- Downstairs Cloak/WC
- Driveway Parking

A traditional 1930's semi-detached home offered for sale in this established area of Scartho. Ideally placed for a wide range of local amenities, schools, and within short walking distance of the Diana Princess of Wales Hospital and Grimsby College.

The property is attractively presented throughout, with accommodation comprising; entrance hall, downstairs cloak/wc, a bay fronted lounge featuring a multi fuel stove, dining/sitting room opening onto the rear garden, and a modern fitted kitchen. To the first floor are three bedrooms, two of which are doubles, and a family bathroom.

Situated at the head of a quiet cul de sac, the front of the property stands with a driveway, and an enclosed garden to the rear.

Viewing Highly Recommended.



ENTRANCE HALL

Front entrance to the property accessed via a modern composite door.

Featuring half wall panelling, and wood effect laminate flooring.

CLOAKROOM

5'5" x 4'4" (1.66 x 1.34)

Fitted with a wc and vanity sink unit.

LOUNGE

13'5" x 11'8" (4.09 x 3.58)

Measured into bay.

With a bay window to front aspect, and fireplace incorporating a multi fuel stove.

DINING ROOM

12'5" x 10'4" (3.79 x 3.17)

With French doors opening onto the rear garden.

KITCHEN

13'10" x 7'10" (4.22 x 2.39)

Fitted with a range of cream gloss units and contrasting worktops incorporating a stainless steel sink. Built-in electric oven and hob, plumbing for a washing machine and space for further appliances. Unit housing the gas central heating boiler. Side and rear aspect windows, Velux window, and rear entrance door.

FIRST FLOOR LANDING

With a side aspect window.

BEDROOM 1

12'5" x 10'5" (3.79 x 3.20)

To rear aspect, with a full wall of built-in wardrobes/storage.

BEDROOM 2

11'2" x 10'6" (3.41 x 3.21)

A second double bedroom, to front aspect.

BEDROOM 3

7'10" x 7'4" (2.41 x 2.26)

To front aspect.

BATHROOM

7'11" x 7'5" (2.42 x 2.28)

Comprising a panelled bath with overhead electric shower, and fitted storage incorporating a wash basin and concealed cistern wc. Heated towel rail. Loft access. Obscure glazed window.

OUTSIDE

Occupying a cul de sac position, to the front of the property is a brick edged driveway providing off road parking for one vehicle. Gated side access leads to the enclosed rear garden, with paved patio and lawn.

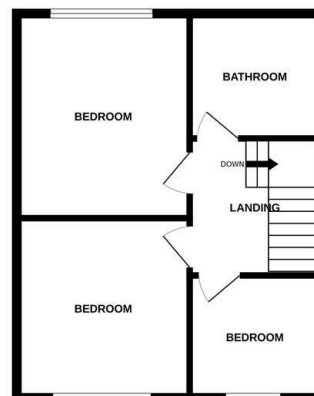
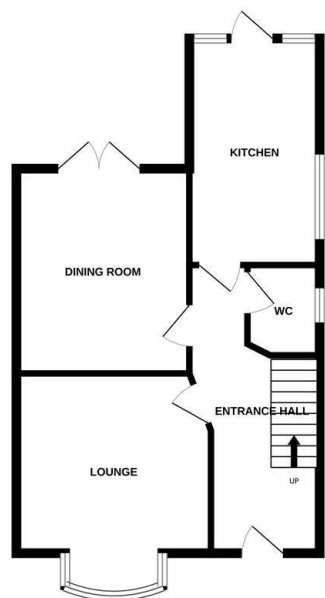
TENURE

FREEHOLD

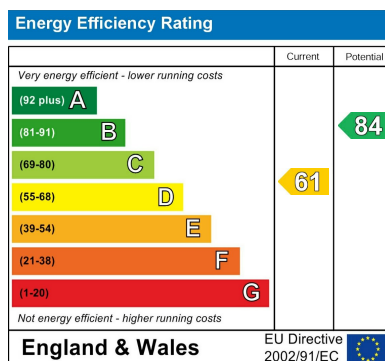
COUNCIL TAX BAND

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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 and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative 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.
Made with Measure 02/03



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