



**10 Beech Avenue, Grimsby, North East Lincolnshire, DN33 2AZ**  
**£175,000**

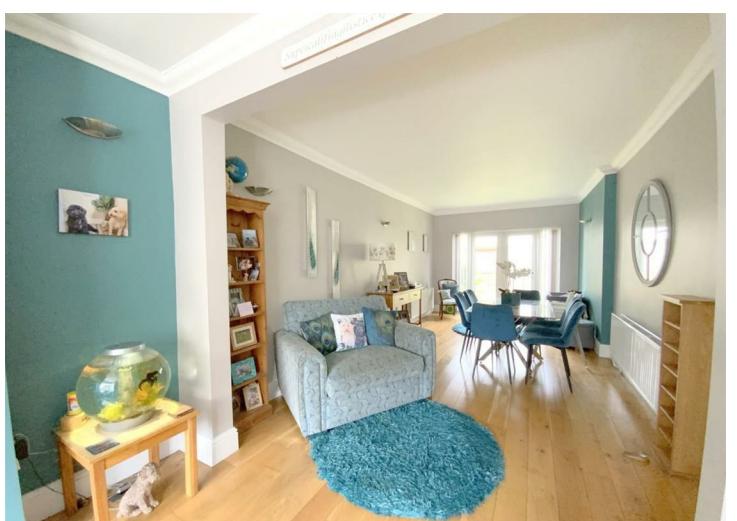
## Key Features:

- Traditional Semi Detached Home
- Three Bedrooms
- Spacious Dual Aspect Lounge/Dining Room
- Modern Fitted Kitchen
- First Floor Family Bathroom
- Third Bedroom/Study
- Driveway Parking
- Low Maintenance Rear Garden

Set in a quiet cul de sac within an established area of Scartho, this traditional 1930's semi detached home offers charm, convenience and practicality. Situated within easy reach of popular local schools, Grimsby College, and the Diana, Princess of Wales Hospital, it's an ideal choice for families or professionals alike.

Well presented throughout, the accommodation offers a spacious dual aspect lounge/dining room that opens onto the rear garden, along with a modern fitted kitchen. Upstairs, there are two double bedrooms, a versatile third bedroom/study, and a family bathroom.

Outside, the home benefits from driveway parking to the front, and a low maintenance rear garden with lawn and decked sun terrace. An excellent opportunity to purchase a characterful home in a well-regarded village location...Viewing Highly Recommended.



## ENTRANCE HALL

A welcoming entrance to the property with decorative vinyl flooring, and staircase to the first floor. Useful understairs storage/utility cupboard providing plumbing for a washing machine.

## LOUNGE/DINING ROOM

34'3" x 11'9" (10.44 x 3.59)

Measured at maximum width.

A spacious living room featuring a log burning stove, and wood flooring. Of dual aspect having a bay window, and access onto the rear garden.

## KITCHEN

13'10" x 7'10" (4.22 x 2.41)

Fitted with a range of shaker style units and Quartz stone worktops incorporating a Belfast sink. Built-in electric oven and hob with extractor over, integrated dishwasher, and space for further appliances. Side and rear aspect windows, and access to the side of the property.



## FIRST FLOOR LANDING

With a side aspect window.

## BEDROOM 1

12'5" x 10'4" (3.79 x 3.16)

To rear aspect.



## BEDROOM 2

10'11" x 10'4" (3.33 x 3.16)

To front aspect.

## BEDROOM 3/STUDY

7'10" x 7'4" (2.40 x 2.25)

To front aspect.

## BATHROOM

7'9" x 7'4" (2.38 x 2.26)

Fitted with a pedestal basin, WC, and panelled bath with overhead shower. Heated towel rail, built-in storage cupboard, and access to the loft.



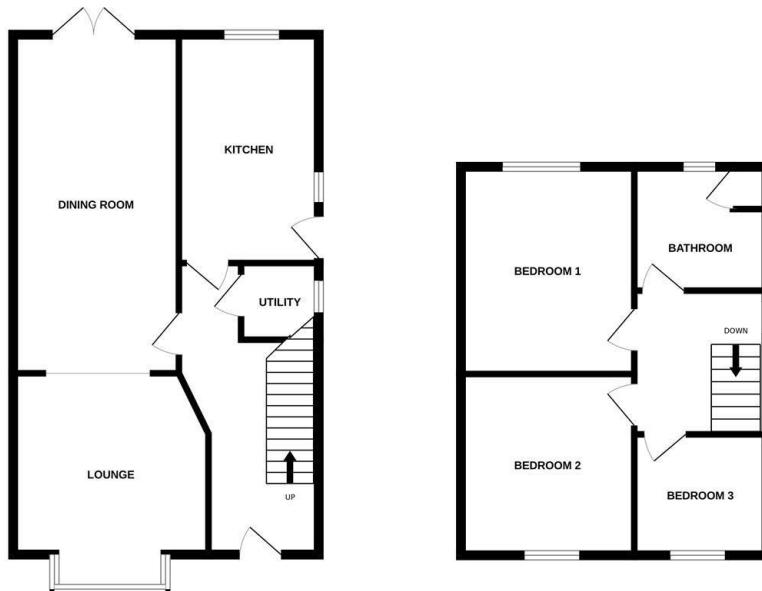
## TENURE

FREEHOLD

## COUNCIL TAX

B





TOTAL FLOOR AREA: 1018 sq.ft. (94.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and areas are approximate and any dimensions given are for guidance only. They should not be relied upon as forming part of any contract for the property and no warranty can be given in respect of them. The plan is for illustration 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 condition or working order can be given.  
Made with Metropac 2025

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 65                      | 77        |
| (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