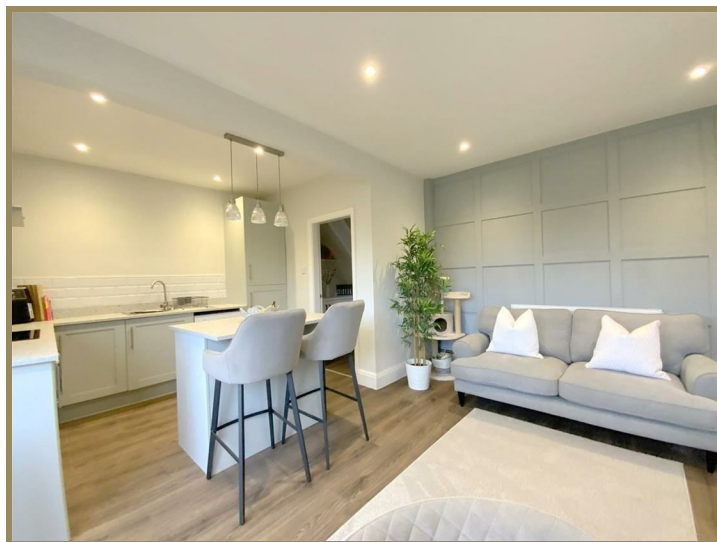




16 Walker Avenue, Scartho, North East Lincolnshire, DN33 2LL
£165,000

Key Features:

- Three Bedroom Mid Terrace Home
- Popular Village Location
- Immaculately Presented Throughout
- Open Plan Living/Dining Kitchen
- Separate Bay Fronted Lounge
- Bath/Shower Room
- Ideal First Time Buy/Family Home

Located within a popular and established area of Scartho, this three bedroom mid terrace home occupies a quiet cul de sac position tucked away off Louth Road.

Ideally positioned for local amenities, highly regarded schools, and a short drive to both Grimsby town centre and Cleethorpes seafront.

Immaculately presented and offering a smart modern finish throughout, the accommodation includes a bay fronted lounge, an open plan living/dining kitchen providing practical and sociable living space, and to the first floor, three bedrooms and a bathroom.

Outside, the property benefits from driveway parking and gardens to the front and rear.



ENTRANCE HALL

Featuring bespoke fitted understairs storage, and wood effect flooring which continues throughout the ground floor.

LOUNGE

13'2" x 11'9" (4.02 x 3.59)

With a bay window to front aspect, and open fireplace with classic style surround.

LIVING/DINING KITCHEN

18'4" x 13'11" (5.60 x 4.26)

Measured at widest point.

The hub of the home, fitted with a range of modern shaker style units and contrasting worktops incorporating a stainless-steel sink. Built-in electric oven and hob with extractor over, and space for further appliances. Island providing further storage and a breakfast bar. Living/dining area with French doors opening onto the rear garden.

FIRST FLOOR

BEDROOM 1

13'11" x 12'0" (4.26 x 3.66)

A rear aspect main bedroom, with built-in wardrobe/storage cupboard housing the gas central heating boiler.

BEDROOM 2

10'11" x 10'5" (3.33 x 3.20)

A second double bedroom, to front aspect.

BEDROOM 3

7'2" x 7'1" (2.20 x 2.16)

To front aspect.

BATHROOM

7'10" x 5'4" (2.39 x 1.65)

Fitted with a vanity unit, WC, heated towel rail, and panelled bath with shower over.

TENURE

FREEHOLD

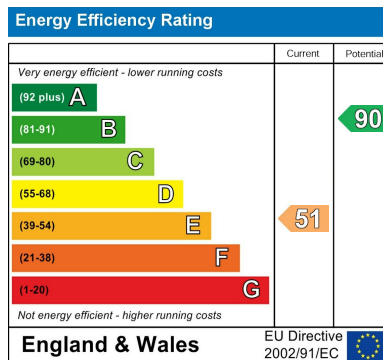
COUNCIL TAX

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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.
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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