

MARTIN MASLIN

5 CHARLES AVENUE
SCARTH
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN33 2DA



Situated on Charles Avenue which runs parallel with Scartho Road, this classic semi detached house provides excellent family size accommodation set within very large gardens. The property has the benefit of gas central heating and uPVC framed double glazing and is available with immediate vacant possession on a 'no-chain' basis. Briefly comprising:- Entrance Lobby, Reception Hall, Cloakroom, Sitting Room, Living Room with pine fireplace, uPVC Conservatory, 19'6 Breakfast Kitchen with oak units and a range cooker, Landing, three Bedrooms, contemporary Bathroom and separate Toilet. The gardens are mainly lawned and well established and include a brick Garage. Convenient for Scartho village and the Hospital. EPC Rating - E

£189,950

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

The accommodation comprises: -

GROUND FLOOR: -

ENTRANCE LOBBY

RECEPTION HALL

A welcoming entrance area from where the staircase with a panel balustrade leads to the first floor. The floor features quarry tiles and there is a central heating radiator and a useful under stairs storage cupboard.

CLOAKROOM

With a white suite comprising a w.c. and a small handbasin.

SITTING ROOM

4.27m (14'0") into bay x 3.53m (11'7")

A good size room with a laminate finish floor, a central heating radiator and a bay window looking out across the front garden.

LIVING ROOM

4.14m(13'7")x3.66m(12'0)

An excellent room featuring a classic pine fire surround with a cast iron and tile inset and a living flame gas fire. There are two central heating radiators, a laminate finish floor and glazed double doors which open into the Conservatory.

CONSERVATORY

3.66m (12'0") x 2.64m (8'8")

A lovely uPVC double glazed Conservatory positioned to enjoy a pleasant view down the garden. Double doors open to the patio area.

KITCHEN

5.94m (19'6") x 2.36m (7'9")

Comprehensively equipped with a range of contemporary style light oak wall and base cabinets with terracotta coloured worksurfaces incorporating a single drainer black composite 1.5 bowl sink unit. There is a Rangemaster range cooker with extractor canopy above and a wall mounted Ideal Logic gas boiler. There is a wooden butchers block breakfast bar, a central heating radiator and a glazed door opening to the garden.

FIRST FLOOR

LANDING

BEDROOM ONE

4.11m (13'6") x 3.48m (11'5")

A good size double bedroom at the rear of the house with a central heating radiator.



RECEPTION HALL



SITTING ROOM



SITTING ROOM



LIVING ROOM

BEDROOM TWO

3.81m(12'6")x3.53m(11'7")

Positioned at the front of the house and with a central heating radiator.

BEDROOM THREE

2.62m (8'7") x 2.44m (8'0")

With a high level storage shelf and a central heating radiator.

BATHROOM

1.83m(6'0")x1.63m(5'4")

Featuring a contemporary white suite comprising a panel bath with a Mira Sport electric shower above and a moulded washbasin unit with illuminated mirror above. The walls are fully tiled and there is a central heating radiator plus a range of woodgrain storage cabinets.

SEPARATE TOILET

With a white suite comprising a w.c. and a small handbasin.

OUTSIDE

GARAGE

A brick built single garage with double doors to the front.

The house stands within excellent size gardens which are principally lawned to both the front and the rear. A concrete driveway leads past the house to the garage whilst immediately to the rear of the Conservatory there is a raised patio area/terrace. Established trees and shrubs provide privacy to the gardens. Please note the garden is larger than shown in these photographs due to the fact that part of rear garden has been fenced off and used by a neighbour whilst this property has been rented out. The current dividing fence will be removed prior to sale.

SERVICES

Mains gas, water, electricity and drainage are connected.

CENTRAL HEATING

Comprises radiators as detailed above connected to the Ideal Logic gas boiler in the Breakfast Kitchen.

DOUBLE GLAZING

The property has the benefit of uPVC framed double glazing.

LOCAL AUTHORITY

North East Lincolnshire Council.

COUNCIL TAX

Our enquiries of the Local Authority indicate the property to be in Tax Band C.



CONSERVATORY



KITCHEN



KITCHEN



BEDROOM ONE

TENURE

Freehold -subject to Solicitors verification.

VIEWING

By appointment through the Agents on Grimsby 311000.

LOCATION AND AMENITIES

Charles Avenue links Edge Avenue and Conyers Avenue just off the eastern side of Scartho Road. The village facilities are within easy reach and the property is particularly convenient for access to the Diana Princess of Wales Hospital.



BEDROOM TWO



BATHROOM



BATHROOM



OUTSIDE



OUTSIDE

SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

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The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property

remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.



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