

# MARTIN MASLIN

20 ST HELENS AVENUE  
SCARTH  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN33 2AH



Situated at the end of this lovely tree lined avenue, just off Scartho Road, this semi-detached house stands within good size well-established gardens. Thought to originate in the late 1920's the property features high ceilings and deep skirting boards and offers scope for some updating/renovations. Offering spacious and well-presented accommodation benefitting from a gas central heating system and uPVC double glazing. Comprising: - a bright Entrance Hallway with space for a w.c. to be incorporated if required, through Lounge/Diner extending to 26'6 with patio door onto the rear garden and a generous Kitchen. Upstairs there are three Bedrooms and a Wet Room. The property benefits from a shared driveway providing access to the garage and a paved front garden providing off road parking. The large rear garden is planted with shrubs and features a patio area. EPC Rating - E.

£155,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

[www.martinmaslinestateagents.co.uk](http://www.martinmaslinestateagents.co.uk)

The accommodation comprises:-

### ENTRANCE

An attractive open porchway gives access to the uPVC double glazed front door and Hallway.

### HALLWAY

**3.89m (12'9") x 1.93m (6'4")**

A lovely inviting hallway where the wrought iron staircase leads to the first floor. There is a useful understairs storage space, a double glazed side window, a radiator and coving to the ceiling. There is potential to install a downstairs W.C. if required.



HALLWAY

### LOUNGE/DINER

**8.08m (26'6") into bay x 3.58m (11'9")**

A lovely size Lounge/Diner which features an electric fire with recessed display shelves, coving to the ceiling, a radiator, a uPVC double glazed walk in bay window to the front and a double glazed door onto the rear garden.



LOUNGE/DINER

### KITCHEN

**5.28m (17'4") x 1.96m (6'5") widening to 2.26m (7')**

A good size kitchen, fitted with a range of base and wall mounted units with complementary worksurfaces incorporating a breakfast bar. It has a 1.5 bowl stainless steel sink with mixer taps and tiled splashback. There is space for a slot in electric cooker, a freestanding fridge freezer and plumbing for an automatic washing machine. The room has dual aspect uPVC windows and a double glazed door onto the garden.



LOUNGE/DINER

### LANDING

With a uPVC double glazed side window. All rooms lead directly off as follows: -

### BEDROOM ONE

**3.96m (13'0") into chimney breast x 3.23m (10'7")**

A lovely room featuring a range of built in storage cupboards, one of which houses the boiler, a radiator and a uPVC double glazed window overlooking the rear garden.

### BEDROOM TWO

**3.35m (11'0") x 3.23m (10'7")**

A good size double bedroom with built in wardrobes, a radiator and a uPVC double glazed front window.

### BEDROOM THREE

**3.00m (9'10") x 1.96m (6'5")**

A good size single bedroom with a radiator and uPVC double glazed window overlooking the rear garden.



KITCHEN



### WET ROOM

A fully tiled wet room featuring a low level w.c, a wash hand basin and a shower area with electric unit and rail. There is a radiator, extractor fan and uPVC double glazed front window.

### OUTSIDE

The property is nicely tucked away at the bottom of St Helens Avenue and features a paved front garden providing off road parking and a shared driveway.

The rear garden has a variety of gravelled and lawned areas and behind the garage is a lovely sun trap with patio, soft fruit planting and palm tree. The gardens are screened by panel fencing down one side and hedging to the rear boundary.

### DETACHED GARAGE

4.60m (15'1") x 2.84m (9'4")

With double doors, power and lighting and further store area partitioned off with rear access.

### GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected. Broadband speed and availability can be assessed via the Ofcoms checker website. Central heating comprises radiators detailed above connected to the Ideal Classic gas central heating boiler located in Bedroom One. Our enquiries of the Local Authority indicate the property to be in Council Tax Band - C and the Local Authority is the North East Lincolnshire Council. The tenure is believed to be Freehold subject to Solicitors verification.

### VIEWING

Viewing is by appointment through the Agents on Grimsby 311000 and a video walkthrough tour with commentary can be seen on Rightmove and our Martin Maslin website.

### LOCATION AND AMENITIES

St Helens Avenue is a cul-de-sac located off Scartho Road within walking distance of local shops and the Grimsby Hospital. Regular buses serve the area.



KITCHEN



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



WET ROOM



OUTSIDE



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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