

MARTIN MASLIN

31 ANTRIM WAY
SCARTH
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN33 2DL



Situated on Antrim Way lying just off Conyers Avenue in this established area of Scartho, a traditional 1950s mid link house of four. The property is ideal for the growing family or first time buyer with local schools and shops within walking distance. Home to the same family for many years. The property has undergone some updating in recent years to include a modern shaker style Kitchen and a smart Shower Room, together with three good sized Bedrooms. Accommodation includes an Entrance Hall, a comfortable Front Sitting Room and a smart Dining Kitchen, displaying a range of shaker style cabinets forming the hub of this "well loved" home. Upstairs a landing serves three excellent size Bedrooms and a modern Shower Room with double walk in shower cubicle. The property stands on a good size plot enjoying an attractive front garden and a landscaped rear garden, with some brick outbuildings. EPC rated D.

Realistically priced for quick sale offers around.

£135,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

ENTRANCE

A uPVC double glazed front door, leads directly into the entrance hall.

HALLWAY

A good sized Hallway with a staircase leads to the first floor, with a cupboard under. There is coving to the ceiling and a radiator.

LOUNGE

3.91m (12'10") x 3.20m (10'6")

A comfortable Lounge featuring an attractive polished fire surround inlay housing an electric fire. There is coving to the ceiling, radiator and a uPVC double glazed front window.

DINING KITCHEN

5.41m (17'9") x 3.15m (10'4")

A good sized practical Kitchen, providing room for a dining table and chairs. Attractively designed with a range of modern shaker style cabinets in a light maple-finish. Complimentary worksurfaces incorporate a stainless steel sink with space for a freestanding cooker (included in the sale), and plumbing for a washing machine. The Kitchen has a fashionable laminate floor with a radiator, uPVC double glazed window and further double glazed door onto the garden.

FIRST FLOOR LEVEL

With access to the loft space.

BEDROOM ONE

3.68m (12'1") extending to 13'4" x 3.23m (10'7")

A good sized double Bedroom with a radiator and a uPVC double glazed rear window.

BEDROOM TWO

3.89m (12'9") x 2.57m (8'5")

With a built in useful storage cupboard, radiator and a uPVC double glazed front window.

BEDROOM THREE

2.92m (9'7") x 2.79m (9'2") to wardrobes

A good sized double Bedroom with fitted wardrobes featuring sliding mirrored fronts, radiator and a uPVC double glazed front window.

SHOWER ROOM

2.31m (7'7") x 1.63m (5'4")

A modern Shower Room, fully tiled with a white suite. Comprising close coupled w.c, modern vanity unit, with slimline sink, mixer taps and a double width tiled shower cubicle with modern sliding glass door. There is a radiator and two uPVC double glazed windows.



HALLWAY



LOUNGE



DINING KITCHEN



DINING KITCHEN

OUTSIDE

The property has a mature front hedged garden with shaped lawn, plants and shrubs. A central pathway leads through a covered passage way in turn to the rear garden. The rear garden has been landscaped over the years, featuring rockeries with raised beds, a greenhouse and mature shrubs along the fence line. Within the garden is a brick outbuilding, including a useful store. The garden enjoys a pleasant easterly aspect ideal for the summer months.

GARDEN STORE

2.13m (7'0") x 1.83m (6'0")

With an adjoining coal shed.

GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected and broadband speeds and availability can be accessed via the Ofcoms checker website. Central heating comprises radiators as detailed above, connected to the Ideal plus combination central heating boiler located in Bedroom two. The property has the benefit from uPVC framed double glazing. It falls within the jurisdiction of North East Lincolnshire Council and is in Council Tax Band A. The tenure is Freehold subject to the Solicitors verification.

VIEWINGS

Strictly via appointment through the Agents on Grimsby 311000. A video walkthrough tour with commentary can be seen on Rightmove and our Martin Maslin website.

LOCATION AND AMENITIES

Antrim Way is situated just off Conyers Avenue which in turn lies just off Scartho Road. Local shops, schools and amenities are all within walking distance. While regular busses serve the area.



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



SHOWER 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.

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract.

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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