



2 bed end of terrace house to buy in DN33

Walker Avenue, Grimsby, Lincolnshire, DN33 2LH

£127,500 Starting Bid

 x2  x1  x1

Tenure

Freehold

Property features

- ✓ BEING SOLD VIA SECURE SALE ONLINE BIDDING. Terms &
- ✓ Located in Walker Avenue, Scartho
- ✓ Detached double garage
- ✓ Two-bedroom semi-detached
- ✓ EPC Rating D

Driveway & Garage parking

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

Arrange a viewing

Jason Nicholson
Branch Manager
North Auction

0191 425 1510
north@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

****BEING SOLD VIA SECURE SALE ONLINE BIDDING. Terms & Conditions apply.**

This two-bedroom semi-detached house is located on Walker Avenue in the popular Scartho area of Grimsby. The property offers a practical layout and is available with no onward chain.

The ground floor includes an entrance hall, a front-facing living room, and a kitchen at the rear which provides access to the garden. Upstairs, there are two bedrooms and a bathroom.

The house stands on a good-sized plot with a large rear garden, providing outdoor space for various uses. To the side of the property is a driveway leading to a detached double garage, offering secure parking or storage.

Situated close to local schools, shops, and transport links, this property may appeal to a range of buyers including first-time buyers, downsizers, or investors.

Viewings are available by appointment.

Ground Floor

Entrance Hallway

Entered via a uPVC double glazed frosted front door, providing access to the living room and stairs providing access to the first floor accommodation.

Living Room

4.04m x 3.77m

With a uPVC double glazed front bay window, radiator, under stairs storage cupboard and an electric fire.

Kitchen-Diner

4.64m x 3.1m

With a range of wall and base units incorporating a basin with a mixer tap, cooker and space and plumbing for all other white goods. Complete with a uPVC double glazed rear window, door leading onto the rear garden and ample dining space.

First Floor

Landing

Bedroom 1

4.57m x 3.36m

With a uPVC double glazed front window, radiator, ceiling coving and an over stairs storage cupboard.

Bedroom 2

2.66m x 3.1m

With a uPVC double glazed rear window, radiator and built-in floor to ceiling fitted storage cupboards.

Bathroom

A three piece suite comprising of a bath with a "Triton" electric shower, w.c. and a pedestal basin. Complete with full tiling, uPVC double glazed frosted window, radiator and access to the loft.

Gardens

The property is situated on a generous corner plot with a front garden which is predominantly concreted allowing for ample off-road parking. The rear garden is an excellent size having a paved area accessed via the kitchen-diner, whilst being predominantly laid to attractive lawn and surrounded on all sides by timber fencing.

Garage

4.69m x 5.32m

A large garage with an up and over front door as well as a side timber courtesy door, complete with electrics.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £127,500

Property Type: End of terrace house

Parking: Driveway & Garage

Year built: 1950

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
	EU Directive 2002/91/EC 	

Walker Avenue, Grimsby, Lincolnshire, DN33 2LH

Contact your local branch today for more information on this property:

Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 425 1510, north@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

