



14 Pelham Avenue, Scartho, Grimsby, DN33 3ND

FOR SALE - £190,000

CanTERS

Chartered Surveyors

Pelham Avenue is a delightful tree-lined street, accessed from Scartho Road, on the periphery of Scartho village center. The property is well positioned to benefit from proximity to local amenities, including the Scartho Medical Centre, Grimsby Rugby Club and Scartho Methodist Church, as well as easy access into Grimsby, Waltham and the other surrounding villages.

This **THREE BEDROOM SEMI-DETACHED BUNGALOW** offers deceptively large living accommodation on a good-sized plot of approximately 0.17 acres, with the house occupying a secluded position, set-back from the street. The property comprises a lounge, kitchen, dining room, three bedrooms and a bathroom, with additional conservatory and sun room. The property benefits from uPVC double glazing and central heating throughout, including lawned front and rear gardens, a detached garage and driveway.

- Entrance Porch** Enclosed porch with double timber and glazed doors to the front garden. Secondary doorway providing access to central hallway with stained glass leaded glazing.
- Hall** Carpeted flooring providing access to majority of rooms, with decorative features including ornate wall paneling and a ceiling rose with chandelier-style light fitting.
- Reception 1** 3.73m x 3.04m (excluding bay). Living room with walk-in semicircular bay window, providing views to front gardens. Neutral décor throughout with uPVC windows and curved wall-mounted radiator, gas fire, coving and decorative ceiling, with rose and chandelier-style light fitting.
- Bedroom 1** 3.18m x 3.63m. Master bedroom with views to front gardens. Neutral décor with uPVC window, wall-mounted radiator, coving and chandelier-style light fitting.
- Bedroom 2** 2.65m x 3.66m. Single bedroom with view into sunroom. Neutral décor with uPVC window, wall lights, wall-mounted radiator and coving.
- Bedroom 3** 2.56m x 2.42m. Single bedroom with double patio doors into sunroom. Neutral décor with uPVC window, wall-mounted radiator, wall lights and coving.
- Bathroom** 1.5m x 2.11m. Bathroom with traditional champagne suite, comprising a bath with mixer tap, WC and basin with mixer tap. Neutral décor with tile flooring, tile and papered walls, uPVC double glazed window, wall-mounted radiator and additional electric heater. Timber door to central hallway with stained glass glazed panels.
- Reception 2** 3.74m x 4.13m. Living room, accessed from central hallway and providing access to kitchen and sunroom. Neutral décor throughout with uPVC window, wall lights, gas fire with timber and marble hearth, coving and ceiling rose with chandelier-style light fitting.
- Sunroom** 4.04m x 4.58m. Reception room with full-width glazing, providing views to rear gardens. Wood-effect laminate flooring, wall-mounted radiator, wall lights and exposed timber beam vaulted ceilings, timber framed double glazed windows and double patio doors.
- Kitchen** 3.75m x 2.90m (max). Fitted with a variety of white units and built-in features, including under-counter fridge/freezer, oven with four-ring hob and sink with drainer. Vokera 30c boiler, installed in 2015. Neutral decor with vinyl tile flooring, tile/paper walls, uPVC double glazed windows, coving and chandelier-style light fitting.
- Conservatory** 3.90m x 2.91m. Accessed via kitchen and providing access to rear gardens via double patio door or single personnel door. uPVC double glazed with wall lights and chandelier-style light fitting. Single olive-colored WC accessed via timber door.
- Outside**
Lawned gardens to the front, with concrete flagstone driveway, low-level stone walls and assorted mature trees.
Lawned gardens to the rear, with southern aspect, incorporating a concrete flagstone patio, timber shed and various mature trees.
- Garage** 6.07m x 2.89m. Detached with painted render finish, pitched tile roof and metal up-and-over door. Concrete flooring with exposed block walls, single glazed window, timber truss roof and strip-fluorescent lighting.
- Council Tax Band** 'C' **NB: This can be reviewed by the Local Authority.**

FURTHER INFORMATION AND TO VIEW

Viewing by appointment only, contact James Chisholm james@canters.co.uk 01472 356143

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 19/10/2020

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ADDITIONAL PHOTOS & PLANS



Hallway



Reception 1



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom

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ADDITIONAL PHOTOS & PLANS



Reception 2



Reception 2



Sunroom



Sunroom



Kitchen



Conservatory

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Front Garden



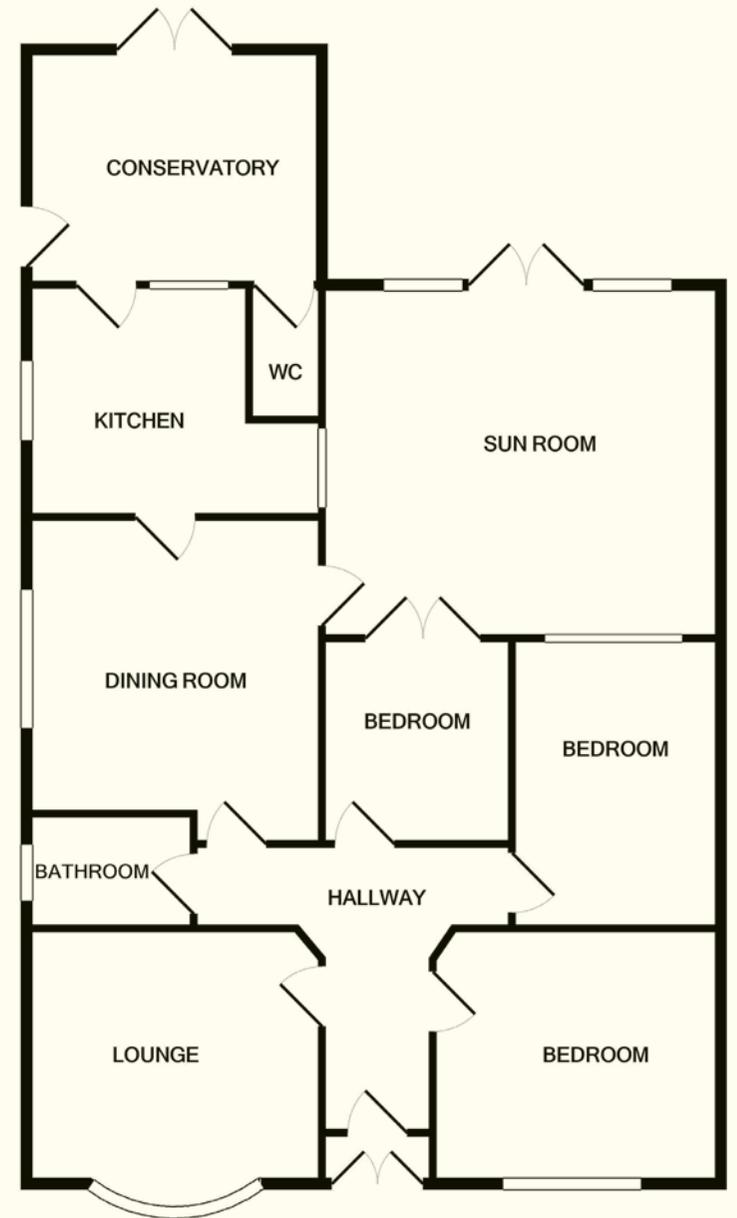
Rear Aspect



Rear Garden



Rear Garden



NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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