



## 2 bed end of terrace house to buy in DN33

Walker Avenue, Grimsby, Lincolnshire,  
DN33 2LH

**£115,000** Starting Bid

 x2  x1  x1

Tenure

**Freehold**

Driveway & Garage parking

## 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

## Key Information

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

## 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 £115,000

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 |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            |                         | 87        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 66                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| 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:

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