

BETTLES, MILES & HOLLAND

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PROPERTY FOR SALE

3 WORCESTER AVENUE, GRIMSBY

PURCHASE PRICE £127,500 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£127,500

TENURE

FREEHOLD



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3 WORCESTER AVENUE, GRIMSBY

A well positioned corner property just off Laceby Road. This solidly built three bed semi detached is double glazed and centrally heated with an alarm system. The front large gardens gives scope for extension. The gardens have a walled boundary with a gated driveway. To the rear of the house there is private south facing garden with brick outbuildings and a patio area. The accommodation incorporates three bedrooms and a bathroom upstairs, downstairs off the hall, a ground floor cloakroom and W.C. and then across the hall, the spacious lounge/diner, then the kitchen which is nicely fitted in white units. The front large garden gives scope for extension which makes it a very attractive home. NO ONWARD CHAIN.

ENTRANCE HALL

The welcoming entrance hall with under stairs cupboard and stairs leading to ground floor Cloakroom and to the first floor accommodation.



GROUND FLOOR CLOAKROOM

On the right at the foot of the stairs, the ground floor cloakroom with a close coupled W.C., partly tiled and there is an obscure u.PVC double glazed window here.

LOUNGE-DINING ROOM

LOUNGE AREA

12'6" x 10'6" (3.81m x 3.20m)

This attractive room with a u.PVC double glazed bow window which looks out at the Monkey Puzzle tree across the front garden. There is coving to the ceiling, a central heating radiator. A traditional style of York stone fireplace with an inset electric fire and above, a little arch recess with a mirror and shelving.



3 WORCESTER AVENUE, GRIMSBY

DINING AREA

11' x 9' (3.35m x 2.74m)

The dining area with a window which overlooks the back garden, there is coving to the ceiling, a central heating radiator and a panelled door to the kitchen.



KITCHEN

10'6" x 8'5" (3.20m x 2.57m)

Nicely fitted in white units with granite style post form work tops and partially tiled reveals. There is an inset stainless steel sink unit and drainer with a mixer tap, an integrated gas hob, the canopy filter above and the cooker below. An integrated fridge and freezer, plumbing for a washing machine and dishwasher. The Combi boiler, a Worcester Bosh, is in the corner.



PHOTO 2 OF THE KITCHEN



3 WORCESTER AVENUE, GRIMSBY

LANDING

Up the stairs to the spacious landing with a balustrade, the loft entrance, a u.PVC double glazed obscure fire escape window to the side.



BATHROOM

With a white suite comprising of a panelled bath with a shower and an extractor above, a close coupled W.C., a pedestal wash hand basin. A central heating radiator, the walls are tiled, a u.PVC double glazed obscure window and the original airing cupboard, now not in use, is boxed, can be converted into a walk in shower.



VIEW 2 OF THE BATHROOM



3 WORCESTER AVENUE, GRIMSBY

BEDROOM 1

12'9" x 10'3" (3.89m x 3.12m)

This bedroom is to the front of the property with a u.PVC double glazed window. It does enjoy a pleasant outlook. Central heating radiator, fitted wardrobes and drawers and coving to the ceiling.



BEDROOM 2

10'7" x 10'8" (3.23m x 3.25m)

This bedroom is to the back of the property with a u.PVC double glazed window looking over the back garden. Central heating radiator, fitted wardrobes and drawers.



BEDROOM 3

9'6" x 7'2" overall (2.90m x 2.18m overall)

This bedroom is to the front of the property with a u.PVC double glazed window and that pleasant outlook, a central heating radiator, a built in cupboard over the stairs.



3 WORCESTER AVENUE, GRIMSBY

PHOTO 2 OF BEDROOM 3



GARDENS

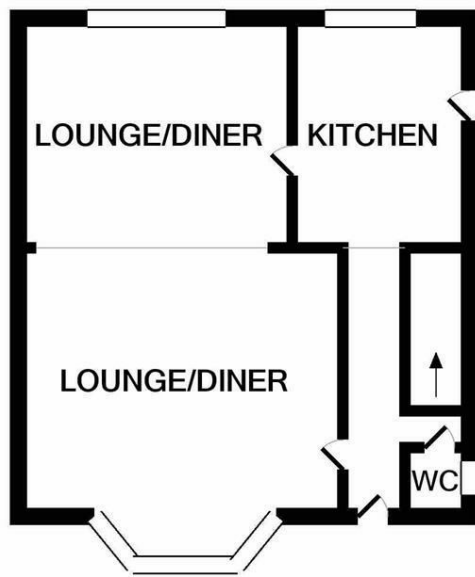
The frontage for this property on the corner, is very wide, it is walled to the front and to the side, there are double gates which lead onto a driveway down to the side of the house, where the driveway finished, it is gated and there is a further hardstanding area beyond that into the back garden. The front garden itself is really lovely and attractive, put to lawn and then a variety of trees, a Monkey Puzzle, two Rowan trees and a variety of others including conifers, which together provide a little privacy to the side. The back garden is partly lawned and part shavings with a garden path in the middle. It is surrounded by high hedging to give it privacy, there are outbuildings here and worth mentioning is this back garden is south facing, so will be nice and sunny.



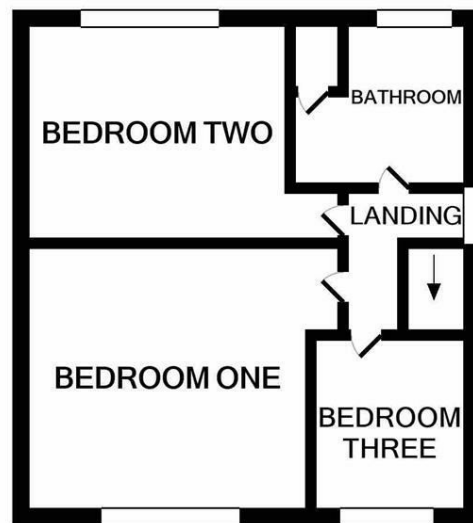
3 WORCESTER AVENUE, GRIMSBY

PHOTO 2 OF THE GARDEN



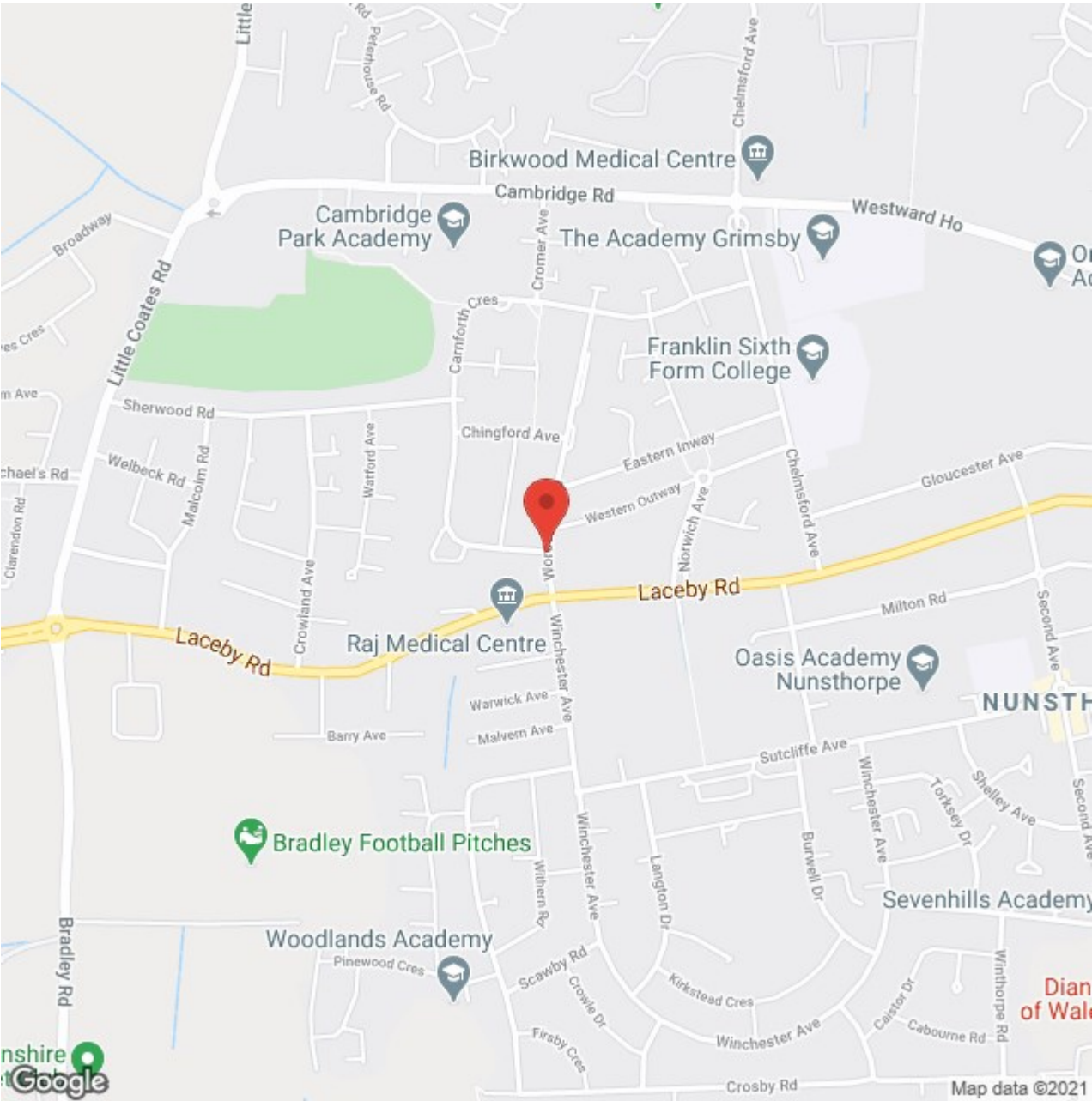
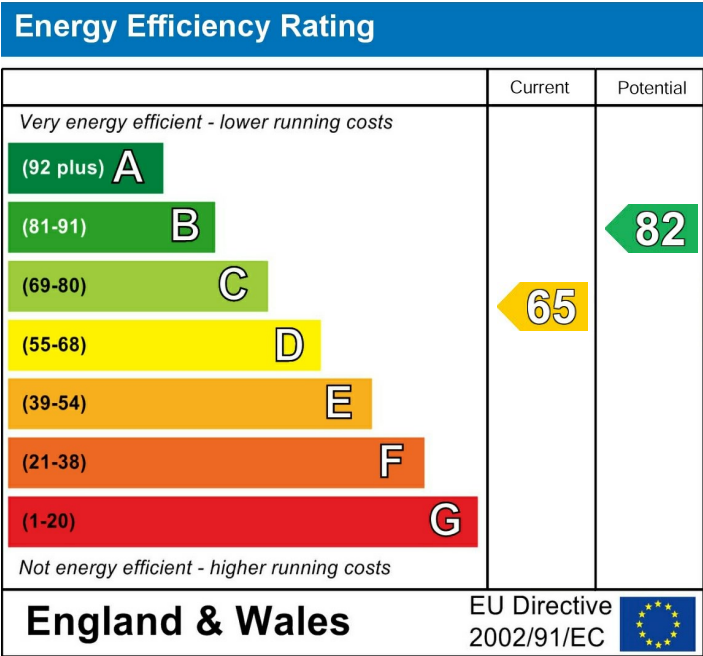


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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WE CAN OFFER INDEPENDENT MORTGAGE ADVICE

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Contact our office for further details on 01472 698698 or speak to Emma Hyldon directly on 07522 622 159 or emma@personal-touch-mortgages.co.uk.

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They normally charge a fee for mortgage advice. The amount will depend on your circumstances. A typical fee would be £99 payable upon application and further £300 payable on production of offer.

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