



16 Wimborn Avenue Grimsby, North East Lincolnshire DN34 4QS

IDEAL FOR FIRST TIME BUYERS is this immaculately presented THREE BEDROOM SEMI DETACHED HOUSE which stands in superb gardens. The property has contemporary styled accommodation including: Entrance hall, lounge, full width fitted kitchen/dining room and three bedrooms and bathroom/wc to the first floor. Gas central heating system (new boiler fitted 2025), double glazing. Detached garage with additional off road parking. Front garden and a superb enclosed rear garden.

£179,950

- SUPERBLY PRESENTED THROUGHOUT
- LOUNGE
- DINING KITCHEN
- THREE BEDROOMS
- BATHROOM/WC
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- DETACHED GARAGE PLUS OFF ROAD PARKING
- FABULOUS GARDENS
- IDEAL FOR FIRST TIME BUYERS



DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

ACCOMMODATION

MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

ENTRANCE PORCH

ENTRANCE HALL

Approached via a uPVC entrance door having matching side lights plus a double glazed window to the side elevation, having a grey painted spelt staircase leads up to the first floor, fitted meter cupboard, fashionable laminate flooring and wall light points. White Victorian styled radiator.



LOUNGE (FRONT)

13'11" max x 11'5" (4.25 max x 3.48)

Having a large double glazed window to the front elevation plus one wall finished in fashionable wall panelling and a Victorian styled white radiator. Stylish laminate flooring.



KITCHEN/DINER

17'3" x 10'1" (5.28 x 3.09)

This full width dining kitchen is fitted with a range of white high gloss base and wall cupboards including an integrated dishwasher, the base units have LED lighting. The contrasting dark work surfaces are inset with a white ceramic sink unit with space for cooker (not included in the sale), the automatic washing machine which is fitted with a matching base cupboard is also available by separate negotiations. Tiled splash backs. The Baxi gas fired boiler fitted in 2025 is concealed in a white high gloss wall cupboard. Laminate flooring. Two double glazed windows and door to the kitchen area plus double glazed French doors to the dining area.



KITCHEN/DINER



KITCHEN/DINER



FIRST FLOOR

LANDING

Double glazed window and radiator.



BEDROOM 1 (FRONT)

10'9" x 10'5" (3.30 x 3.19)

Double glazed window to the front elevation, a Victorian style radiator and an accent wall finished in fashionable wall panelling.



BEDROOM 2

11'1" x 10'5" (3.39 x 3.19)

Double glazed window to the rear elevation, Victoria style radiator and an original airing cupboard.



BEDROOM 3 (FRONT)

7'1" x 6'7" (2.17 x 2.02)

Double glazed window and radiator.



BATHROOM/WC

5'4" x 6'6" (1.65 x 2)

Fitted with a suite in white comprising a P shaped bath having a glass screen and an electric shower above, a grey high gloss vanity unit and a low flush wc. Extensively tiled walls, heated towel rail and vinyl flooring.



OUTSIDE

DETACHED GARAGE

9'1" x 16'0" (2.78 x 4.90)

Door to the front plus a personal door to the side. Light and power.

CONCRETED AREA CLOSE TO THE GARAGE



THE GARDENS

The property stands on a wedge shaped plot with the front garden being gravelled inset with two Palm trees together with a long driveway which provides off road parking. Double wooden gates opens into a concrete yard area in front of the garage which is ideal as a bin and garden furniture store. The large enclosed rear garden contains a large lawned area inset with established trees together with raised gravel borders, plus a substantial paved patio and situated close to the property is a grey painted decked area which is partially covered, ideal for Alfresco dining.



THE GARDENS



OUTSIDE EATING AREA



TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

EPC -

VIEWING ARRANGEMENTS

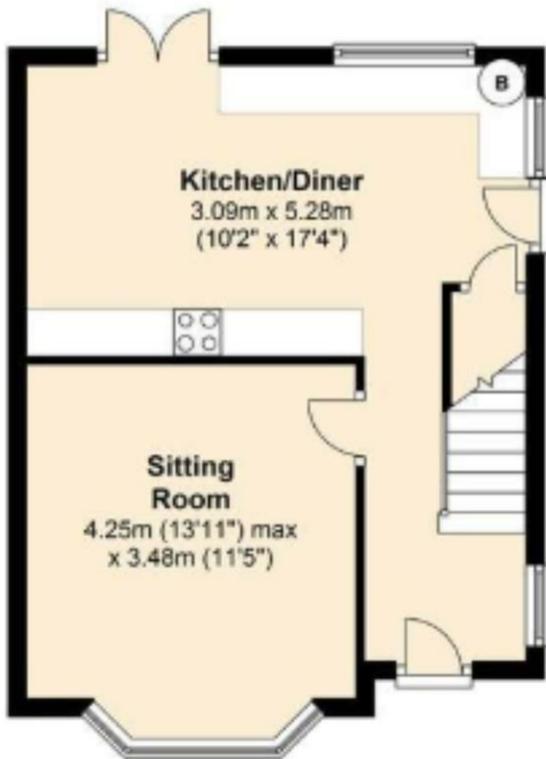
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

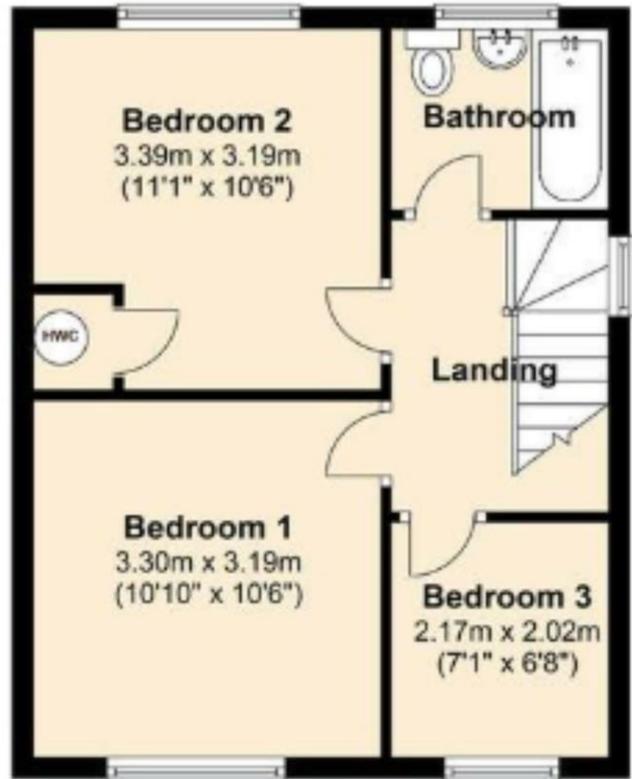
Ground Floor

Approx. 37.6 sq. metres (405.1 sq. feet)

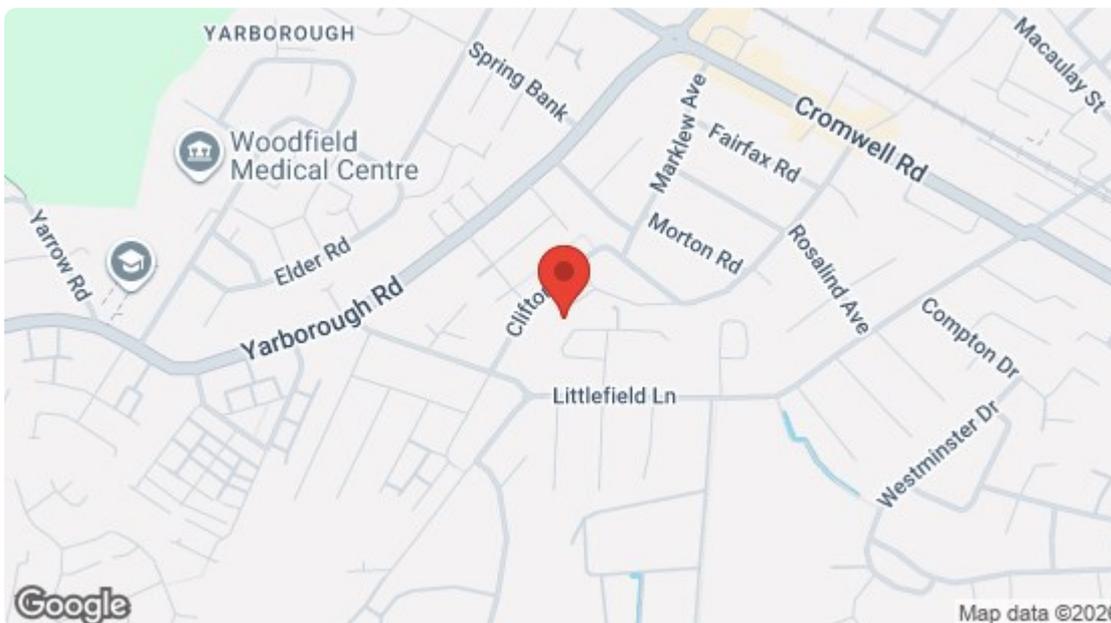


First Floor

Approx. 35.8 sq. metres (385.3 sq. feet)



Total area: approx. 73.4 sq. metres (790.4 sq. feet)



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.