Joy Walker

ESTATE AGENTS



163 Orion Way

Laceby Acres, Grimsby, North East Lincolnshire DN34 5UG

Situated on the ever popular Laceby Acres is this extensively refurbished and newly decorated TWO BEDROOM SEMI DETACHED HOUSE with gravel drive/parking and SOUTHERLY ENCLOSED REAR GARDEN & PATIO. Accommodation offers Entrance Lobby, Lounge with feature fireplace, Kitchen with built in Oven, Hob & Extractor. Rear Conservatory/sun room. Stylish & modern first floor bathroom with white suite. Gas central heating system with Ideal Combi Boiler. Double glazing. Immediate Availability

- AN EXTENSIVELY REFURBISHED SEMI DETACHED PROPERTY
- SOUTHERLY REAR GARDEN & PRIVATE DRIVE/PARKING
- ENTRANCE LOBBY & GENEROUS LOUNGE
- KITCHEN WITH BUILT IN OVEN, HOB & EXTRACTOR
- REAR CONSERVATORY/SUN ROOM
- TWO GOOD SIZE BEDROOMS
- BATHROOM WITH MODERN WHITE SUITE
- GAS CENTRAL HEATING & DOUBLE GLAZING
- IMMEDIATE AVAILABILITY







£725 Per Month

58 St Peters Avenue, Cleethorpes, Lincolnshire, DN35 8HP Telephone: 01472 200818 Fax: 01472 200618

www.joywalker.co.uk

MEASUREMENTS
All measurements are approximate.

ACCOMMODATION
A white pvc door gives access to:-

ENTRANCE LOBBY
With oak style laminate floor, coat hanging facilities. Door leading to:-

LOUNGE
16'11" x 12'3" (5.17m x 3.74m)
With double glazed window to the front aspect. A focal point of this room is the white feature fire surround with mood light. Oak style laminate flooring. Decorative dado rail and coving to the ceiling. Stairs off with ranch style balustrade.



KITCHEN
12'3" x 9'11" (3.74m x 3.04m)
Providing wall, base & drawer units in a Beech wood style finish with contrasting work tops and inset left hand drainer stainless steel sink. Built in electric oven and 4-ring gas hob, Extractor hood over. Space & plumbing for automatic washing machine and a dishwasher along with under counter space for a condensing tumble drier (if needed), Space for upright fridge/freezer too.
Wall mounted Ideal Logic gas central heating combi boiler. Double glazed door & window gives views & access to the:-



SUNROOM/CONSERVATORY
9'10" x 7'6" (3.02m x 2.29m)
With ceramic tiled floor and central heating radiator.



FIRST FLOOR LANDING

BEDROOM 1
12'3" x 11'0" (3.75m x 3.37m)
With double glazed window to the front aspect, light oak style laminate flooring, central heating radiator



BEDROOM 2

12'4" x 7'1" (3.76m x 2.17m)

With double glazed window to the rear, central heating radiator, wood effect laminate flooring.



BATHROOM

8'0" x 4'10" (2.45m x 1.48m)

With modern white suite comprising low flush WC, pedestal wash basin & encased bath with shower tap over. White & grey marble effect ceramic tiled walls, grey woodgrain effect flooring. Chrome towel radiator. Double glazed window to side aspect.



OUTSIDE

The property has an open plan front garden with a gravel laid drive/parking for cars. There is a side timber gate which in turn leads to the rear garden which is mainly grassed with a paved patio area. The rear garden in enclosed by brick walling/timber fencing and enjoys a southerly aspect. Outside tap.



Rear View of House



Patio Area



Rear Garden



COUNCIL TAX BAND & EPC RATING

Council Tax Band - A
EPC - D

RENTAL APPLICATION TERMS

The general rule of thumb is your annual income should be 30 times the monthly rent.
Referencing fees are paid by the landlord, however if an application fails due to false/misleading information or the applicant withdraws then the referencing and administration costs will be charged to the Applicant and deducted from the holding deposit.
Also on signing your tenancy agreement one month's rent in advance and a deposit of £836.00 is required.

VIEWING ARRANGEMENTS

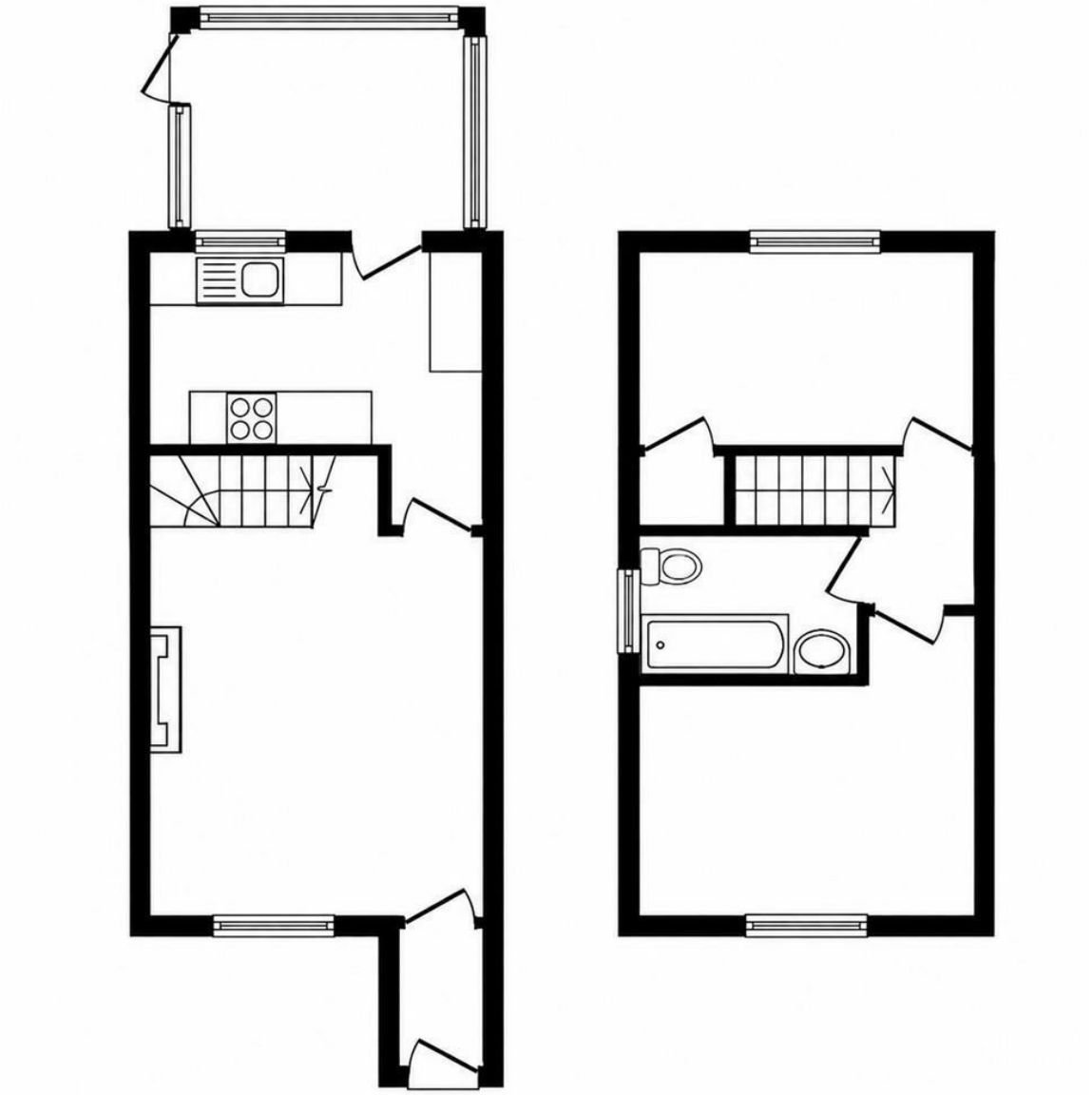
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

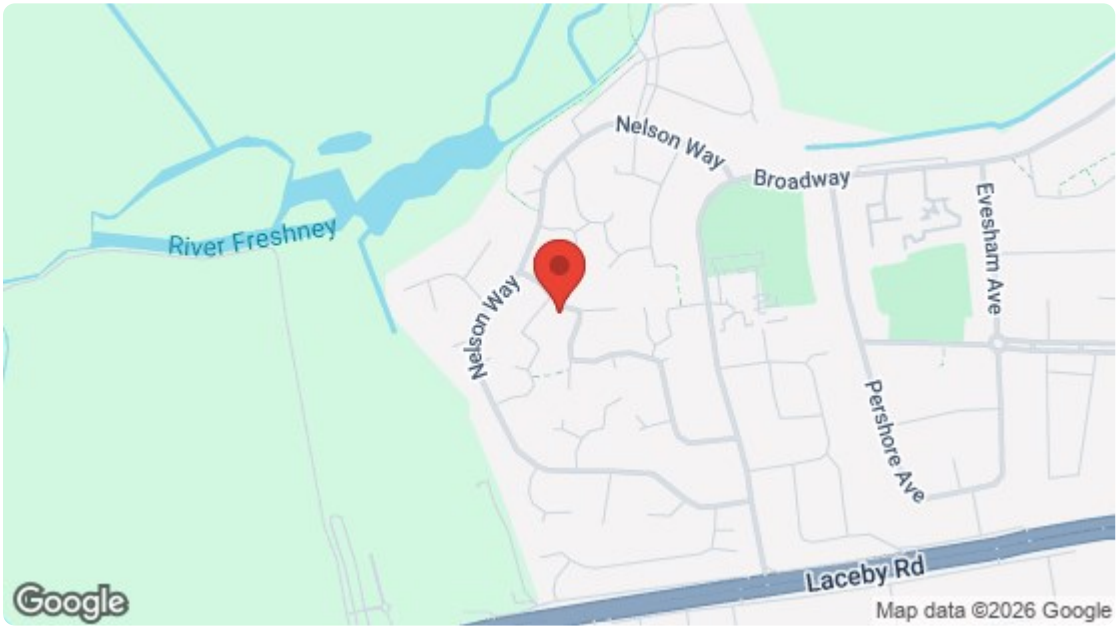
OPENING TIMES

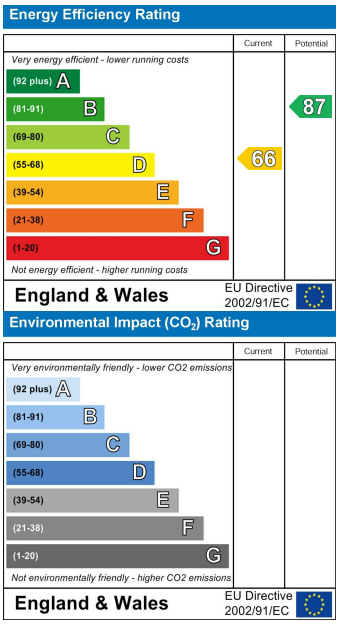
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

CLIENT MONEY PROTECTION

This is to certify that JOY WALKER ESTATE AGENTS LTD trading as JOY WALKER ESTATE AGENTS is part of the Propertymark Client Money Protection Scheme. MAIN SCHEME MEMBER REFERENCE :- C0012356







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 firms 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.