



## 4 Sherwood Road Grimsby, North East Lincolnshire DN34 5TN

We are delighted to offer for sale this fully refurbished THREE BEDROOM MID TERRACE PROPERTY situated in an ideal position for Grimsby and Cleethorpes two centres close to good bus routes and within easy access of the Humber Bank. The property benefits from gas central heating (Newly Fitted) and uPVC double glazing with the accommodation comprising of; Entrance porch, hallway, lounge, dining room open to the modern kitchen, cloakroom, study/store and to the first floor three bedrooms and newly fitted modern bathroom. Having off road parking to the front with a southerly facing low maintenance rear garden with store. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

**Chain Free £120,000**

- FULLY REFURBISHED
- CLOSE TO ALL AMENITIES
- MID TERRACE HOUSE WITH OFF ROAD PARKING
- LOUNGE & DINING ROOM
- INTERNAL STORE ROOM & CLOAKS/WC
- KITCHEN
- THREE BEDROOMS
- BATHROOM/WC
- FRONT & REAR GARDENS
- NO CHAIN



## ACCOMMODATION

### MEASUREMENTS

All measurements are approximate.

### GROUND FLOOR

#### ENTRANCE PORCH

Accessed via a uPVC double glazed door into the entrance porch. Having uPVC double glazed panels and top lights with mat flooring. uPVC double glazed door leading to the hallway.



#### HALLWAY

Freshly decorated with newly fitted tiled flooring and carpeted stairs leading to the first floor. Coving to the ceiling.



#### KITCHEN

13'1" x 8'0" (4 x 2.44)

The newly kitchen fitted modern kitchen benefits from a range of dove grey wall and base units with contrasting wood effect worksurfaces with matching upstands incorporating a stainless steel sink and drainer, gas hob with electric fan assisted oven and stainless steel chimney style extractor hood with ample space for an automatic washing machine and freestanding fridge freezer. Finished with Herringbone style vinyl flooring, radiator, wall mounted boiler with 5 year warranty, uPVC double glazed window over looking the garden and side uPVC door. Open to the dining room creating a fantastic sized room.



#### KITCHEN



KITCHEN



KITCHEN



KITCHEN



KITCHEN



### DINING ROOM

10'2" x 11'3" (3.1 x 3.43)

Double door leading from the lounge with freshly plastered walls, coving to the ceiling, radiator and Herringbone style vinyl flooring. Open to the kitchen



### DINING ROOM



### DINING ROOM



### LOUNGE

14'7" x 14'8" (4.47 x 4.48)

The light and airy room has a uPVC double glazed bay window to the front aspect, coving to the ceiling, carpeted flooring and radiator. Feature fireplace with white wood surround, marble hearth and back and electric fire fitted. Open double doors to the dining room.



## LOUNGE



## LOUNGE



## STUDY/STORE

6'0" x 8'0" (1.84 x 2.45)

This versatile room could be used as a store or office and has newly fitted carpeted flooring and storage cupboard.



## CLOAKS/WC

Benefitting from a newly white two piece suite comprising of; Low flush wc and pedestal hand wash basin. Finished with Herringbone style vinyl flooring, heated towel rail and uPVC double glazed window to the rear.



## FIRST FLOOR

### FIRST FLOOR LANDING

Having continued newly fitted carpeted flooring with enclosed banister and coving to the ceiling.



### LOFT SPACE

Loft access via a pull down ladder. The loft provides ample storage with further eaves storage, Velux style window and newly fitted carpeted flooring.

### BEDROOM ONE

12'7" x 10'5" (3.84 x 3.20)

To the front aspect with a uPVC double glazed window, carpeted flooring and radiator.



### BEDROOM TWO

10'3" x 11'6" (3.14 x 3.53)

To the rear of the property with a uPVC double glazed window, newly fitted carpeted flooring, coving to the ceiling and radiator.



### BEDROOM THREE

6'9" x 6'1" (2.08 x 1.87)

To the front of the property with a uPVC double glazed window, newly fitted carpeted flooring and radiator.



## BATHROOM

6'9" x 6'1" (2.08 x 1.87)

The newly fitted bathroom benefits from a white three piece suite comprising of; Bath with shower over and glazed screen, vanity hand wash unit with handy storage and low flush wc. Finished with Aqua panelled walls, tiled effect vinyl flooring, heated towel rail and uPVC double glazed window to the rear aspect.



## OUTSIDE

### THE GARDENS

The property stands in both front and rear gardens, the open plan concreted garden has a dropped kerb allowing off road parking. The enclosed SOUTH FACING rear garden includes a substantial garden store and rear pedestrian access.



### THE GARDENS



### 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 - A

EPC - D

### VIEWING ARRANGEMENTS

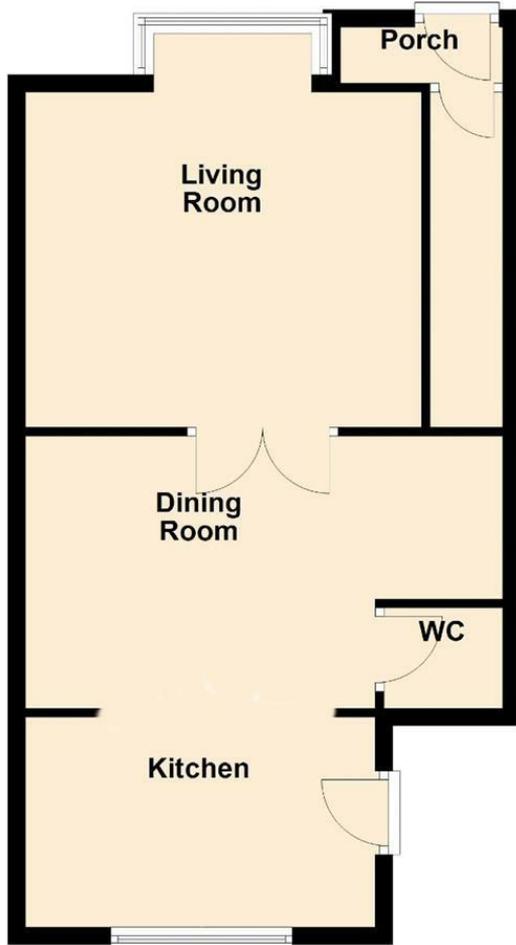
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

### OPENING TIMES

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

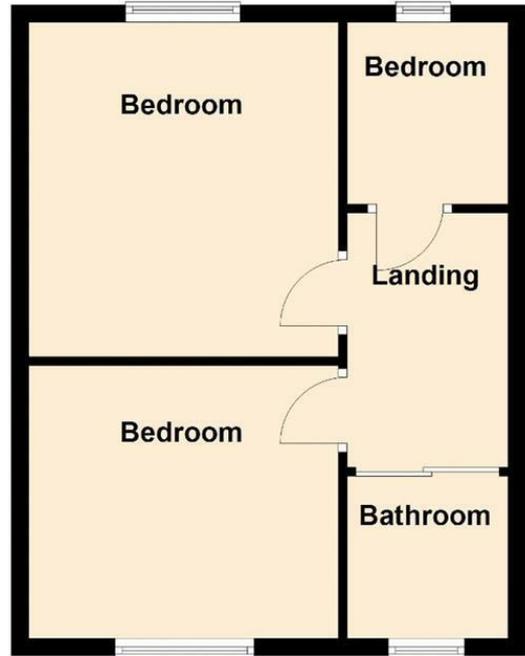
### Ground Floor

Approx. 50.7 sq. metres (545.3 sq. feet)

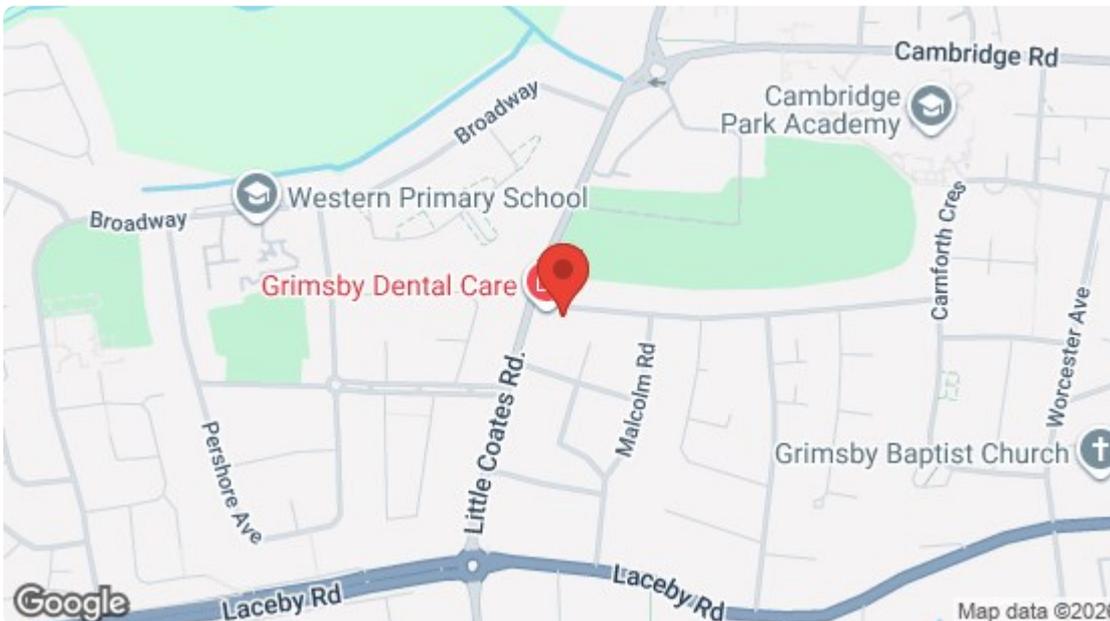


### First Floor

Approx. 38.8 sq. metres (417.5 sq. feet)



Total area: approx. 89.4 sq. metres (962.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		60	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.