



## 3 Lansdowne Avenue Grimsby, North East Lincolnshire DN32 0DF

Offered for sale is this MODERN THREE BEDROOM SEMI DETACHED PROPERTY renovated two years ago by its previous owners to include, re wire, new modern kitchen and bathroom. The property retains many original features and has been enhanced by the current vendors. Situated within this highly regarded area close to Grimsby Town Centre, local schools, and recreational ground with a short drive to Cleethorpes sea front. The property benefits from gas central heating and uPVC double glazing whilst the accommodation comprises of; Reception hallway, lounge, cloaks/wc, Living kitchen open to dining area and to the first floor three bedrooms and modern family bathroom with freestanding bath. Having a low maintenance front garden providing extra off road parking and driveway leading to the detached brick garage. The private rear garden is a great size and provides ample space for a growing family and outside entertaining on those summer afternoons. Viewing is highly recommended OFFERED FOR SALE WITH NO FORWARD CHAIN.

**Chain Free £249,950**

- SEMI DETACHED FAMILY HOME
- LIVING KITCHEN DINER
- LOUNGE
- CLOAKS/WC
- THREE BEDROOMS
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- FRONT & REAR GARDENS
- NO FORWARD CHAIN



## 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.

## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE

Accessed via a newly fitted Grey composite door with side light panel into the entrance hall.

#### HALLWAY

A truly welcoming hallway which retains the original tiled flooring, coved ceiling, picture rail and stairs leading to the first floor with open spindle balustrade and carpet runner. Radiator fitted and under stairs storage.



#### HALLWAY

Additional Photograph



#### CLOAKS/W.C.

5'2" x 3'6" (1.58 x 1.07)

Benefiting from a white two piece suite which comprises of; Low flush wc and corner hand basin. uPVC double glazed window to the side aspect and finished with wood effect laminate flooring.



## LOUNGE

15'1" x 11'6" (4.62 x 3.51)

Having a uPVC double glazed bay window to the front aspect, carpeted flooring, coved ceiling, radiator and a feature white wood fire surround with open chimney breast and marble hearth.



## LIVING KITCHEN

18'1" x 14'6" (5.53 x 4.43)

The modern living kitchen is open to the dining area and creates is the hub of the home. Benefiting from modern grey shaker style wall and base units with contrasting work surfaces and feature tiled wall. Incorporating a circular stainless steel sink and drainer, gas hob with electric oven beneath and stainless steel chimney style extra hood and integrated washing machine. The main focal point it the hand pinnacular island with matching units and work surface and integrated dishwasher. Having space for further freestanding appliances. two radiator and open chimney breast. finished with modern decoration to the walls and wood effect laminate flooring. uPVC double glazed window overlooking the garden. Open plan to the dining area.



## LIVING KITCHEN

Additional Photograph



## LIVING KITCHEN

Additional Photograph



## LIVING KITCHEN

Additional Photograph



## LIVING KITCHEN

Additional Photograph

## DINING AREA

14'1" x 9'2" (4.31 x 2.8)

Open from the living kitchen with continued decoration and wood effect laminate flooring. Radiator. Side uPVC double glazed window and uPVC double glazed French doors with side light panels to the rear.



## DINING AREA

Additional Photograph



## FIRST FLOOR

### FIRST FLOOR LANDING

Having a uPVC double glazed window to the side aspect, carpeted flooring and opening wooden spindle balustrade. Original connecting doors. Loft access to the ceiling with pull down ladder. Boiler in the loft.



### **BEDROOM ONE**

14'6" x 11'0" (4.44 x 3.36)

The master bedroom is to the rear of the property with a uPVC double glazed window, carpeted flooring and radiator. Feature wood panelling to one of the walls.



### **BEDROOM ONE**

Additional Photograph



### **BEDROOM TWO**

12'3" x 10'11" (3.74 x 3.33)

Having a uPVC double glazed window to the front aspect, carpeted flooring and radiator. Feature panelled wall.



### **BEDROOM THREE**

8'3" x 6'10" (2.54 x 2.09)

The smaller of the three bedrooms has carpeted flooring, radiator and feature uPVC double glazed window.



## BATHROOM

11'1" x 6'8" (3.39 x 2.04)

The modern bathroom benefits from a white three piece suite which comprises of; Freestanding bath, walking in shower with rainfall head and glazed screen, hand wash basin with modern storage unit beneath and low flush wc with hidden cistern in matching wooden unit providing extra storage. Finished with white wash walls and marble effect tiled to the splashbacks walls and floor. Heated chrome towel rail, down lights and uPVC double glazed window to the rear.



## BATHROOM

Additional Photograph



## OUTSIDE

### GARDEN

The property stands with an open front drive and a mixture of hedging and fenced boundaries and is of low maintenance providing ample off road parking. Driveway leading to the detached garage. the private rear garden is ideal for the growing family and summer BBQ's. Being mainly laid to lawn with paved patio, timber shed and greenhouse. Hedged and fenced boundaries.



### GARAGE

Detached brick garage with double wooden doors to the front and side access door. Fitted with electric and lighting.

### 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

Council Tax Band C

### VIEWING ARRANGEMENTS

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

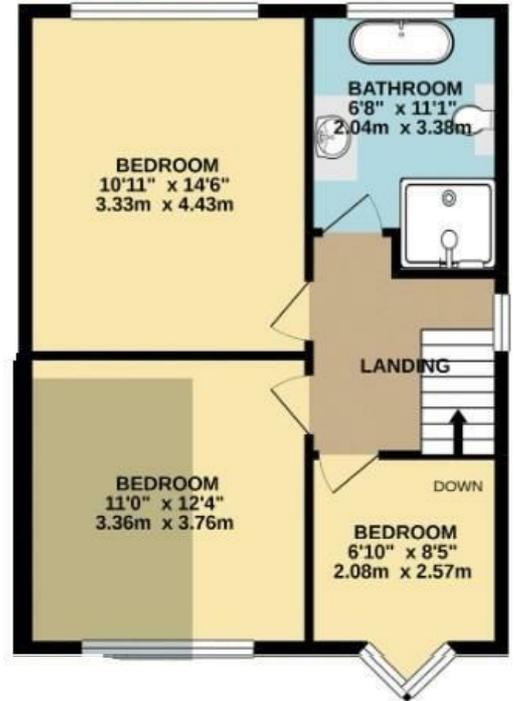
### OPENING TIMES

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

GROUND FLOOR  
707 sq.ft. (65.7 sq.m.) approx.



1ST FLOOR  
541 sq.ft. (50.3 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	68	
(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 <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 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.