JoWalker

ESTATE AGENTS

103 Woodhall Drive

Waltham, Grimsby, North East Lincolnshire DN37 0UX

Located on the edge of the popular village of Waltham is this immaculately presented TWO BEDROOM SEMI DETACHED BUNGALOW. The accommodation is fashionably decorated throughout including: An L shaped entrance hall, good sized lounge, well fitted modern kitchen with integrated appliances, main bedroom with fitted wardrobes plus a second double bedroom and a good sized shower room/wc. Gas central heating. Double glazing. Semi detached brick garage with off road parking. Manageable front and SOUTH FACING rear gardens. Carpets and shutters included in the sale.

- POPULAR VILLAGE LOCATION
- SUPERB SEMI DETACHED BUNGALOW
- GOOD SIZED LOUNGE
- FITTED KITCHEN
- TWO BEDROOMS
- SHOWER ROOM/WC
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- BRICK GARAGE
- SOUTH FACING REAR GARDEN

£215,500

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

www.joywalker.co.uk

ACCOMMODATION

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MEASUREMENTS

All measurements are approximate.

GROUND FLOOR ONLY

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SIDE ENTRANCE HALL

Approached via a modern composite entrance door having matching side lights, striking Karndean flooring and a Victoria style white radiator. Coving to ceiling together with access to the loft which houses the gas fired boiler.

LOUNGE FRONT)

17'0" x 11'1" (5.2 x 3.39)

The contemporary styled lounge has a double glazed window to the front elevation fitted with plantation shutters, three wall light points, coving to ceiling and hand painted wall panelling to dado height.

LOUNGE

KITCHEN/BREAKFAST ROOMREAR)

9'6" x 9'11" (2.91 x 3.03)

Fitted with an excellent range of modern grey base and wall cupboards incorporating an integrated washing machine and fridge together with a built in micro wave and electric oven, an induction hob having an extractor fan above. The quality contrasting work surfaces are inset with sink. Karndean flooring. Victorian style white radiator. Double glazed window and door. Space for a small breakfast table and chairs.

KITCHEN/BREAKFAST ROOM

BEDROOM 1 (REAR)

9'8" x 13'6" (2.97 x 4.14)

This main bedroom is fitted with an excellent range of floor to ceiling wardrobes including space for a TV with a drawer unit below by Haagensens a reputable local company. Double glazed window with plantation shutters. Radiator.

BEDROOM 1

BEDROOM 2 (FRONT)

10'2" x 8'9" (3.12 x 2.69)

Double glazed window fitted plantation shutters and radiator.

SHOWER ROOM/WC

7'11" x 6'6" (2.43 x 1.99)

A good sized shower room fitted with a walk in shower having two shower heads and a glass screen to the front, a vanity unit including storage below and a low flush wc. The walls are fully tiled in white. Double glazed window again fitted with plantation shutters. Heated towel rail. Useful storage cupboard.

SHOWER ROOM/WC

SHOWER ROOM/WC

OUTSIDE

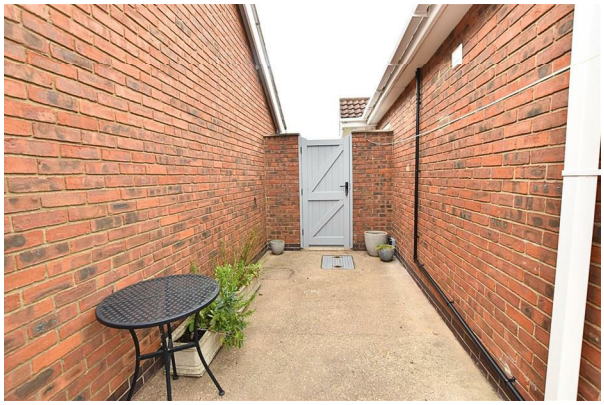
THE GARDENS

The property stands in manageable front and rear gardens the fore garden stands behind a Laurel hedge with the driveway and this garden being finished in a decorative coloured resin. A tall pedestrian gates leads into the SOUTH facing rear garden which again is paved for ease of maintenance. Outside tap. Garden shed. There is a small area situated to the side of the bungalow which is ideal for the storage of bins etc.

THE GARDENS

REAR VIEW

BIN STORE



SEMI DETACHED BRICK GARAGE

16'7" x 8'1" (5.06 x 2.48)

Up and over door to the front, light and power.

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 - D

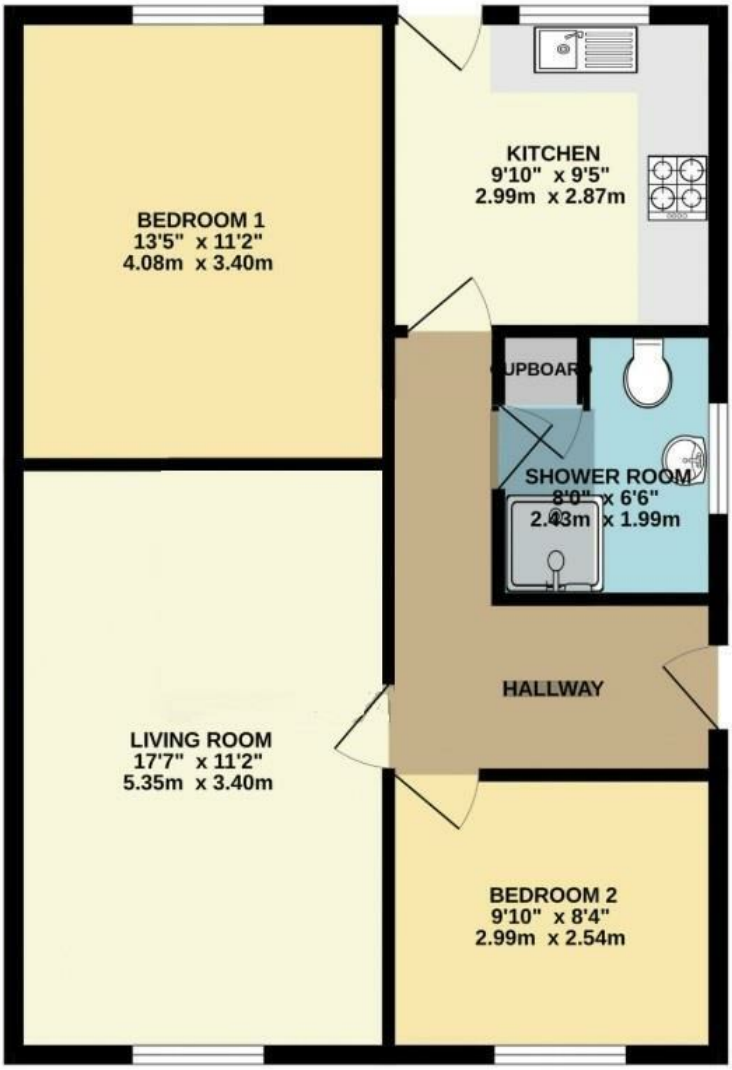
VIEWING ARRANGEMENTS

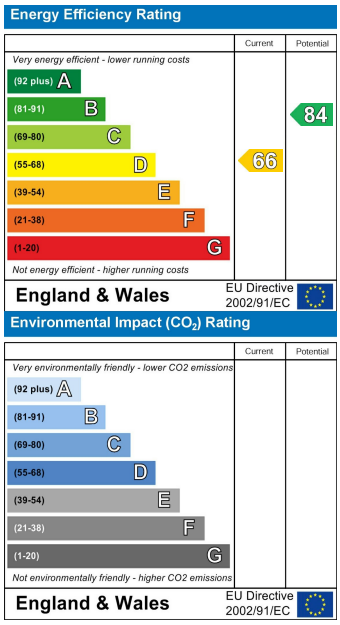
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

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

GROUND FLOOR
649 sq.ft. (60.3 sq.m.) approx.





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.