



## 35 Springway Crescent Grimsby, DN34 4BN

An immaculately presented THREE BEDROOM SEMI DETACHED HOUSE which is situated within walking distance of local shopping, schooling and regular bus services in into Grimsby Town Centre. The property has been updated over recent years including new uPVC windows, a fitted kitchen, a gas fired boiler and a contemporary styled shower room together with new oak styled internal doors. The accommodation includes: Entrance hall, large through lounge/dining/sitting room, modern fitted kitchen, three bedrooms and a shower room/wc to the first floor. Gas central heating system. Double glazing. Front garden with off road parking plus an enclosed SOUTH FACING rear garden. Viewing recommended.

**£159,950**

- WELL PRESENTED SEMI DETACHED HOUSE
- LARGE THROUGH LOUNGE/DINING/SITTING ROOM
- MODERN FITTED KITCHEN
- THREE BEDROOMS
- SHOWER ROOM/WC
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- FRONT AND SOUTH FACING REAR GARDENS
- POPULAR RESIDENTIAL LOCATION
- 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 HALL

Approached via a uPVC entrance door with a matching side panel, striking laminate flooring, radiator and coving to ceiling. The oak styled spelled staircase leads up to the first floor.



### LOUNGE/DINING/SITTING ROOM

26'2" x 11'5" (8.0 x 3.48)

This spacious through reception rooms has three designated areas which includes TV lounge area, dining area plus an additional seating area at the rear. Double glazed bay window to the front elevation plus double glazed French doors to the rear. Two radiators and coving to ceiling

### LOUNGE AREA



### DINING AREA



## DINING AREA



## KITCHEN

13'9" x 8'11" (4.2 x 2.74)

Fitted with a modern range of Kashmir finished base and wall cupboards incorporating a gas hob with an extractor chimney above together with an electric oven and grill. The modern gas fired boiler is concealed within a matching cupboard. The contrasting work surfaces are inset with a cream resin unit which has complementary coloured tiled splash backs. Tiled flooring. Double glazed window and door. Useful under stairs storage cupboard.



## FIRST FLOOR

### LANDING

### BEDROOM 1 (FRONT)

12'3" x 9'3" (3.75 x 2.82)

Double glazed window and radiator.



### BEDROOM1



### **BEDROOM 2 (REAR)**

9'6" x 11'6" (2.90 x 3.53)

Double glazed window and radiator.



### **BEDROOM 3 (FRONT)**

9'3" x 8'3" (2.84 x 2.54)

Double glazed window. Radiator. Useful cupboard above the stairwell.



### **SHOWER ROOM/WC**

7'4" x 8'5" (2.25 x 2.58)

This spacious contemporary styled shower room is fitted with a large walk in shower area having a twin headed shower and a glass screen to the front, a pedestal wash hand basin and a low flush wc,. Heated towel rail. Two double glazed windows. The walls are fully tiled having a striking tiled to dado height. Vinyl flooring.



### **SHOWER ROOM/WC**



## OUTSIDE



### THE GARDENS

The property stands in both front and rear gardens, the fore garden is set behind a small brick wall and is concreted which provides excellent off road parking. Double timber gates leads through to the rear SOUTH FACING garden, this garden has a sheltered decking area which is ideal for Alfresco dining. The remainder of the garden has a paved patio area which is situated close to the property with a small lawn edged with bushes and shrubbery and a grey painted trellis divides the main garden from the garden store and greenhouse (which is not included in the sale)



### SHELTERED DECKED AREA



### COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

EPC -

### TENURE - FREEHOLD

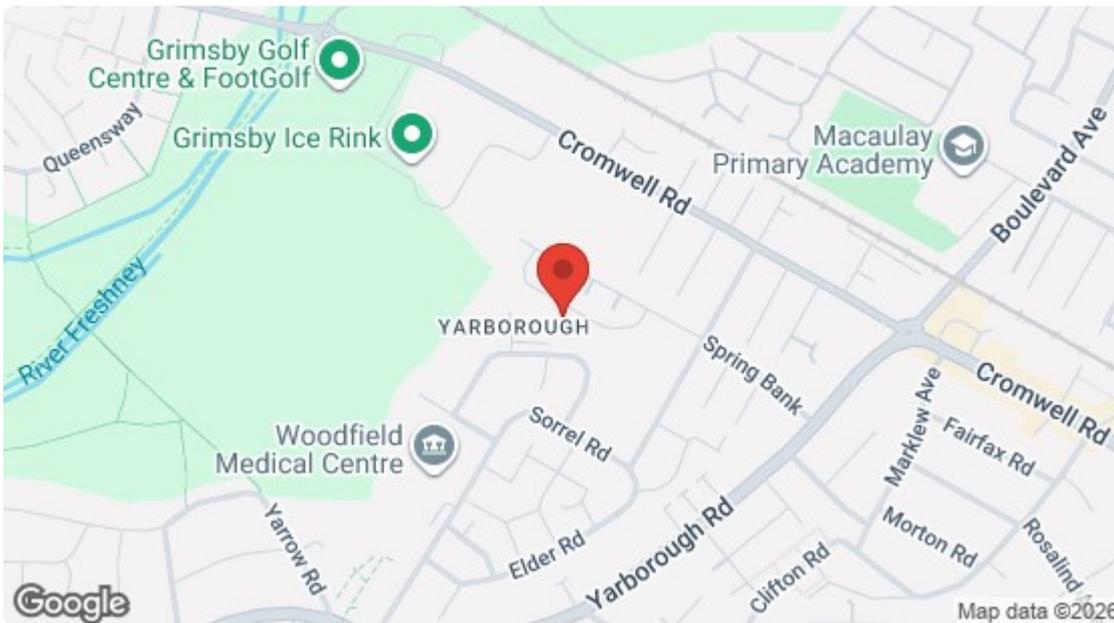
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

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### OPENING TIMES

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



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