JoWalker

ESTATE AGENTS

43 Drew Avenue

Grimsby, North East Lincolnshire DN32 0AY

We are offering for sale this TWO BEDROOM with NURSERY/STUDY SEMI DETACHED HOUSE positioned with in easy access of both Grimsby and Cleethorpes town centres, close to schools and local amenities. The property benefits from gas central heating and uPVC double glazing with the accommodation comprising of; Entrance hall, two reception lounges, kitchen with utility area, down stairs shower room with wc and to the first floor two double bedrooms, nursery/study and family bathroom. Having a low maintenance garden to the front aspect with driveway for off road parking leading a covered car port and the private southerly facing rear garden which is mainly laid to lawn with mature planting and two timber sheds. Viewing is essential to appriacate the potential of this family home.

£155,000

- SEMI DETACHED HOME
- KITCHEN WITH UTILITY AREA
- TWO RECEPTION LOUNGES
- GROUND FLOOR SHOWER ROOM
- TWO DOUBLE BEDROOMS
- NURSERY/STUDY
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- SOUTHERLY FACING REAR GARDEN
- CAR PORT & OFF ROAD PARKING

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

www.joywalker.co.uk

MEASUREMENTS
All measurements are approximate.

ACCOMMODATION
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GROUND FLOOR
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ENTRANCE
Accessed via a uPVC double glazed door to the front aspect.

HALLWAY
The hallway has carpeted flooring with carpeted stairs having a white wooden spindle balustrade leading to the first floor, radiator and original plate rack.

LOUNGE
11'1" x 10'9" (3.4 x 3.29)
The first reception lounge is to the front of the property and has a uPVC double glazed bay window, finished with carpeted flooring, radiator and feature fireplace with Living flame fire fitted.

SITTING ROOM
14'0" x 9'9" (4.27 x 2.99)
The rear sitting room has uPVC double glazed French doors with sidelight windows leading to the patio, carpeted flooring, radiator and feature fireplace with wood surround and inset gas fire.

SITTING ROOM

SITTING ROOM

KITCHEN

14'5" x 9'2" (4.40 x 2.80)

The kitchen benefits from a range of green fronted wall and base units with contrasting work surfaces and tiled splashbacks incorporating a stainless steel sink and drainer, gas hob, with extractor hood above and electric fan assisted oven beneath. The kitchen extends to provide a utility area with ample space for a freestanding fridge freezer, automatic washing machine and tumble dryer. Finished with tiled flooring, radiator, uPVC double glazed window to the rear aspect and a uPVC double glazed door leading to the rear garden.

KITCHEN

KITCHEN

KITCHEN UTILITY AREA

SHOWER/CLOAKROOM

7'1" x 2'11" (2.17 x 0.89)

The handy ground floor shower room benefits from a white three piece suite comprising of; Walk in shower with glazed screen and floor to ceiling light window, small hand wash basin and low flush wc. Finished with full tiling to the walls, tiled flooring, radiator and uPVC double glazed window to the side aspect.

FIRST FLOOR

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FIRST FLOOR LANDING

The landing has continued carpeted flooring with white wooden open spindle balustrade and a uPVC double glazed window to the side aspect.

BEDROOM ONE

11'1" x 9'0" (3.4 x 2.76)

The first double bedroom is to the rear of the property and has a uPVC window, carpeted flooring, radiator and wall to wall fitted wardrobes.

BEDROOM TWO

11'6" x 9'9" (3.51 x 2.99)

The second double bedroom is to the front aspect with a uPVC double glazed window, carpeted flooring, radiator and built in wardrobes either side of the chimney breast.

NURSERY/STUDY

5'6" x 5'1" (1.69 x 1.57)

This handy room could be used as a nursery or study and has a uPVC double glazed window to the front aspect, carpeted flooring and radiator.

BATHROOM

6'10" x 5'9" (2.10 x 1.76)

The family bathroom benefits from a white three piece suite comprising of; Bath with shower over, vanity hand wash basin with handy storage beneath and low flush wc. Finished with full tiling to the walls and floor, radiator and uPVC double glazed window to the side aspect.

OUTSIDE

THE GARDENS

The property stands away from the road with low walled boundaries and an open access red brick paved driveway. The front garden is laid with shingle for ease. To the side of the property are high double wrought iron gates leading to the car port and red brick side driveway. The southerly facing rear garden has hedged and fenced boundaries and is mainly laid to lawn with mature planted areas, paved patio and two timber sheds.

THE GARDENS

REAR VIEW

CAR PORT & SIDE DRIVEWAY

FRONT GARDEN

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

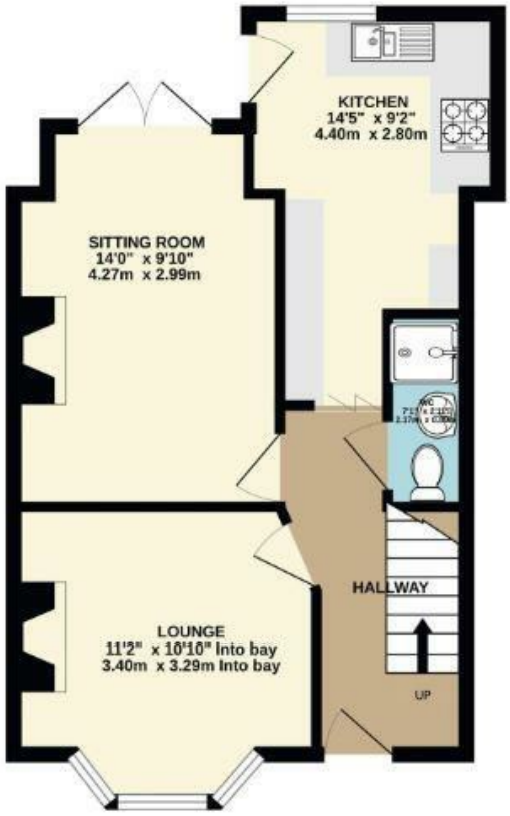
OPENING TIMES

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

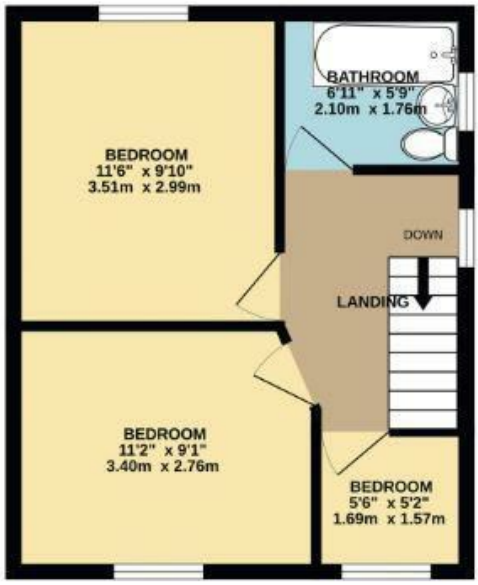
VIEWING ARRANGEMENTS

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

GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR
344 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 763 sq.ft. (70.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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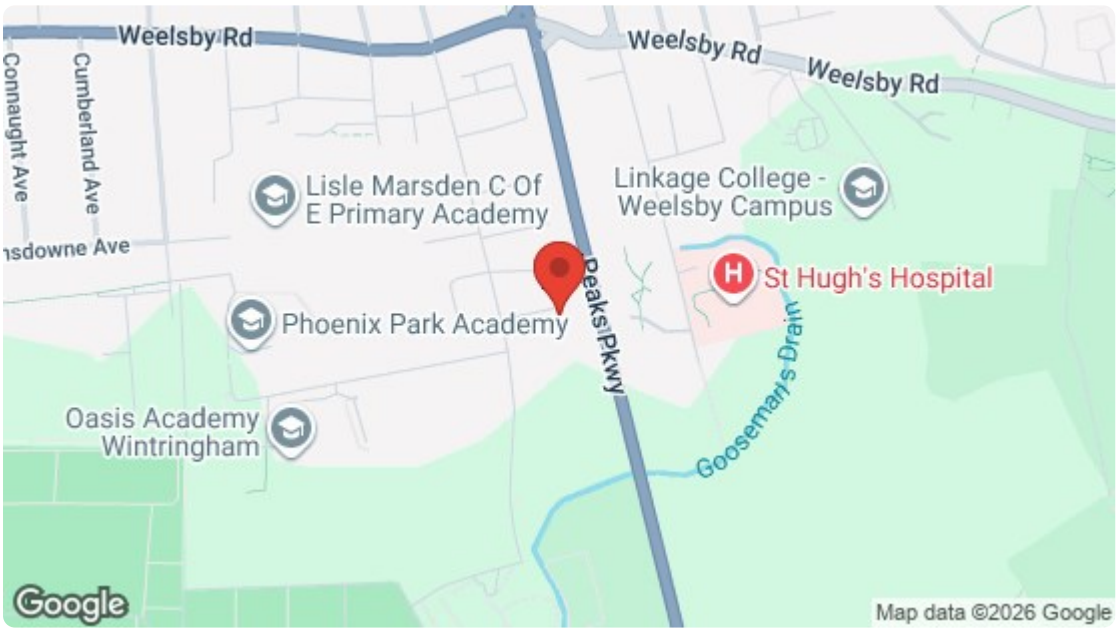

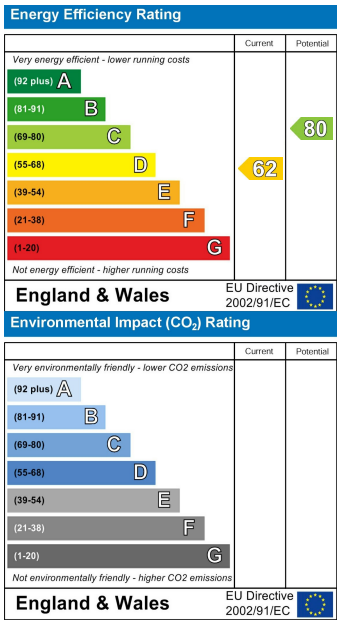

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out 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.