



## 3 Welbeck Road Grimsby, North East Lincolnshire DN34 5NQ

We are delighted to offer for sale this THREE BEDROOM MID TERRACE PROPERTY situated within easy access of Grimsby town centre, Humber Bank and all local amenities. The accommodation benefits from gas central heating and uPVC double glazing with the accommodation comprising of; Entrance hallway, lounge, dining room, kitchen and to the first floor three bedrooms and family bathroom. Sitting with a walled low maintenance front garden and an enclosed rear garden with lawn and shingle patio area. Viewing is essential offered for sale with NO FORWARD CHAIN.

**Chain Free £105,000**

- ATTENTION ALL INVESTMENT LANDLORDS
- MID TERRACE PROPERTY
- TWO RECEPTION ROOMS
- KITCHEN
- THREE BEDROOMS
- BATHROOM
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- FRONT & REAR GARDENS
- NO FORWARD CHAIN



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

### ENTRANCE

Accessed via a uPVC double glazed door with top light above into the hallway.

### HALLWAY

Having coved ceiling, wood effect vinyl flooring, radiator and carpeted stairs with white wooden open spindle balustrade and handy under stairs storage cupboard.



### LOUNGE

13'2" x 12'5" (4.02 x 3.80)

To the front of the property with a uPVC double glazed bay window, coved ceiling, carpeted flooring and radiator.



### DINING ROOM

16'9" x 10'2" (5.11 x 3.11)

This great sized room offers ample space for a family dining table and three piece suite with, coved ceiling, carpeted flooring, radiator and uPVC double glazed French doors leading to the garden.

### KITCHEN

10'11" x 8'3" (3.35 x 2.52)

Benefitting from a large range of white fronted wall and base units with contrasting worksurfaces, tiled splashbacks and incorporating a stainless steel sink and drainer, integrated fridge freezer, gas hob with extractor above and electric fan assisted oven. Ample space for an automatic washing machine. Finished with down lights to the ceiling, radiator, tiled effect vinyl flooring, dual aspect uPVC double glazed windows and uPVC double glazed door leading to the rear garden.



## KITCHEN

Additional Photograph



## FIRST FLOOR

### FIRST FLOOR LANDING

Having continued carpeted flooring and white wooden open spindle balustrade. Loft access to the ceiling.



### BEDROOM ONE

11'3" x 9'9" (3.43 x 2.98)

To the front of the property with a uPVC double glazed window, coved ceiling, carpeted flooring and radiator. Retaining the original fireplace.



### BEDROOM TWO

10'1" x 9'11" (3.08 x 3.03)

To the rear of the property with a uPVC double glazed window, carpeted flooring, radiator and built in storage cupboard housing the wall mounted boiler.



### BEDROOM THREE

6'5" x 5'10" (1.97 x 1.79)

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



### BATHROOM

6'4" x 5'9" (1.95 x 1.76)

Benefitting from a white three piece suite comprising of; Bath with shower over and glazed screen, pedestal hand wash basin and low flush wc. Finished down lights to the ceiling, tiled walls, wood effect vinyl flooring, heated towel rail and uPVC double glazed window to the rear aspect.



### OUTSIDE

#### GARDENS

The property stands with a walled low maintenance front garden with wrought iron access gate. The rear garden is a great size with fenced boundaries and a wooden rear access gate and benefits from a lawn area and shingle rear patio. Timber shed for storage.



#### GARDEN

Additional Photograph



### 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 -

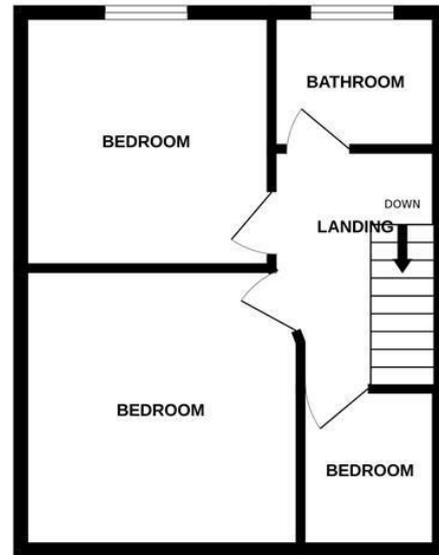
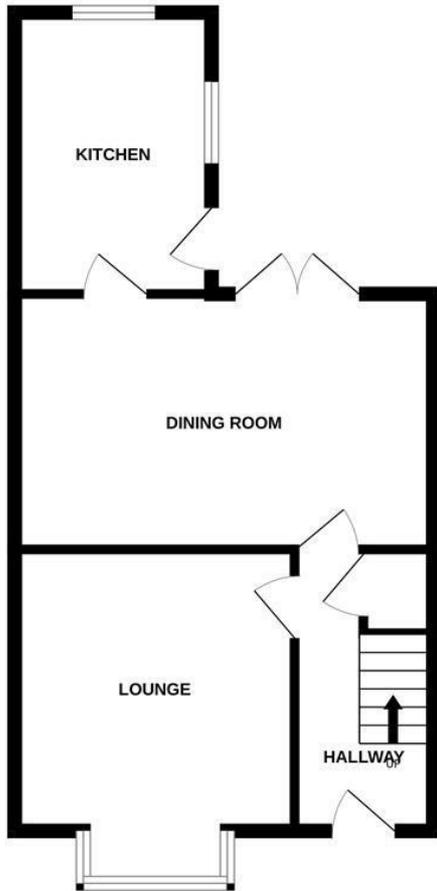
EPC -

**VIEWING ARRANGEMENTS**

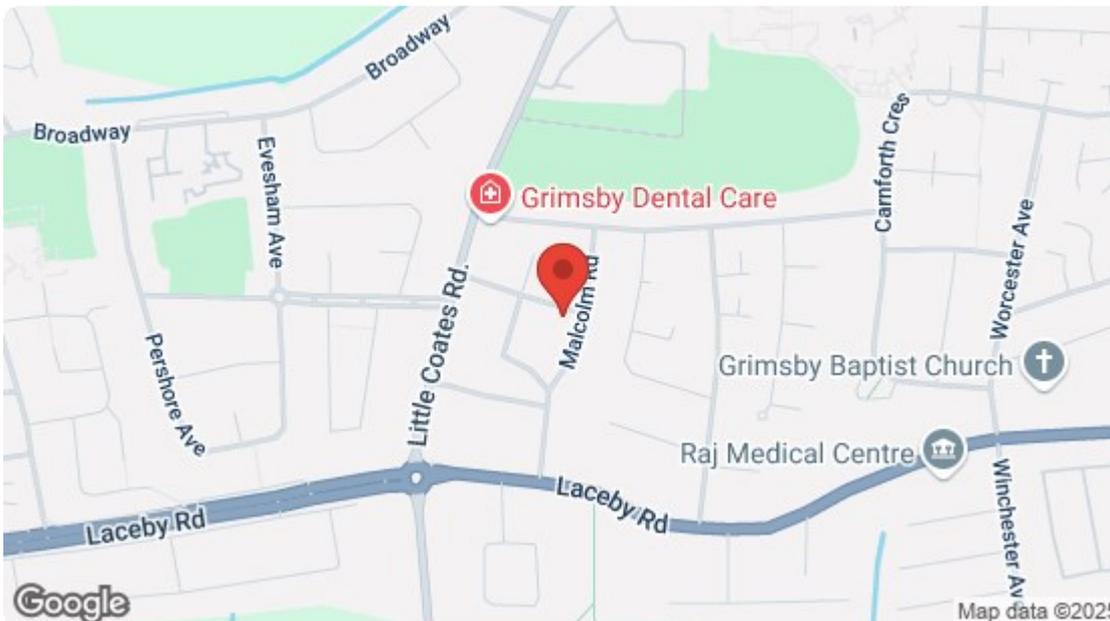
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

**OPENING TIMES**

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



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		68	
(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			
Very environmentally friendly - lower CO <sub>2</sub> emissions		Current	Potential
(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.