JoyWalker

ESTATE AGENTS

# 21 Woodhall Drive

## Grimsby, North East Lincolnshire DN37 0UW

Standing on a wide plot in SOUTH FACING GARDENS is this handsome semi detached house which is located in the popular village of Waltham, well served by local amenities including shopping, restaurants/coffee shops, bus services and lies within the highly regarding Waltham Tollbar Academy. The spacious accommodation includes: Entrance hall, good sized lounge with double doors leading into the separate dining room, kitchen/breakfast room, three good sized bedrooms, bathroom and separate wc. Gas central heating system. Double glazing. Detached garage. NO CHAIN.

**£185,000**

- SEMI DETACHED HOUSE
- LOUNGE & DINING ROOM
- KITCHEN/BREAKFAST ROOM
- THREE BEDROOMS
- BATHROOM & SEPARATE WC
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- DETACHED GARAGE
- WIDE PLOT WITH SOUTH FACING REAR GARDEN
- NO CHAIN

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www.joywalker.co.uk

## ACCOMMODATION

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## MEASUREMENTS

All measurements are approximate.

## GROUND FLOOR

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## ENTRANCE PORCH

Having a double glazed door which leads into the:-

## ENTRANCE HALL

Radiator with shelf above, coving to ceiling and the white painted ranch style staircase leads up to the first floor which has useful storage above.

## LOUNGE (FRONT)

*16'0" x 11'10" (4.9 x 3.61)*

This excellent sized lounge has a double glazed window to the front elevation and radiator. Double doors leads into the:-

## LOUNGE

## DINING ROOM (REAR)

*9'4" x 8'7" (2.86 x 2.63)*

Double glazed window. Radiator.

## KITCHEN/BREAKFAST ROOM

*16'6" x 9'6" (5.03 x 2.91)*

Fitted with a range of cream base and wall cupboards having contrasting work surfaces which is inset with a stainless steel sink, having space beneath for washing machine etc. Tiled splash backs. The Glow Worm gas fired boiler is concealed within a matching base unit. Double glazed window. Radiator.

## KITCHEN/BREAKFAST ROOM

## FIRST FLOOR

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## LANDING

Coving to ceiling.

## BEDROOM 1 (FRONT)

*14'2" x 10'3" (4.34 x 3.14)*

Fitted with a range of bedroom furniture including wardrobes, a dressing table area and cupboards above the bed space. Radiator. Double glazed window.

## BEDROOM 1

## BEDROOM 2 (REAR)

*11'5" x 10'3" (3.5 x 3.14)*

Double glazed window. Radiator. Fitted cupboard housing the hot water tank.

## BEDROOM 3 (FRONT)

*10'2" x 8'0" (3.1 x 2.45)*

Double glazed window. Radiator.

## BATHROOM

*5'5" x 4'11" (1.67 x 1.52)*

Having a coloured suite comprising a panelled bath with an electric shower above and a pedestal wash hand basin. The walls are fully tiled in a contrasting ceramic tiled. Wall mounted mirror. Double glazed window. Radiator.

## SEPARATE WC

Fitted with a matching low flush wc. Radiator.

## OUTSIDE

## THE GARDENS

As previously mentioned the property stands on a wider than average plot with the the front and side garden being set behind a small brick wall with a concreted driveway leading to the garage and providing excellent off road parking. The front garden is gravelled and planted with a variety of ornamental bushes and shrubbery with the side garden being lawned inset with mature trees. The rear garden is again lawned with borders of established shrubbery and has an excellent paved patio situated close to the house which is ideal for outside entertaining.

## SIDE GARDEN

## DETACHED GARAGE

This single garage has an up and over door to the front.

## 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.

## VIEWING ARRANGEMENTS

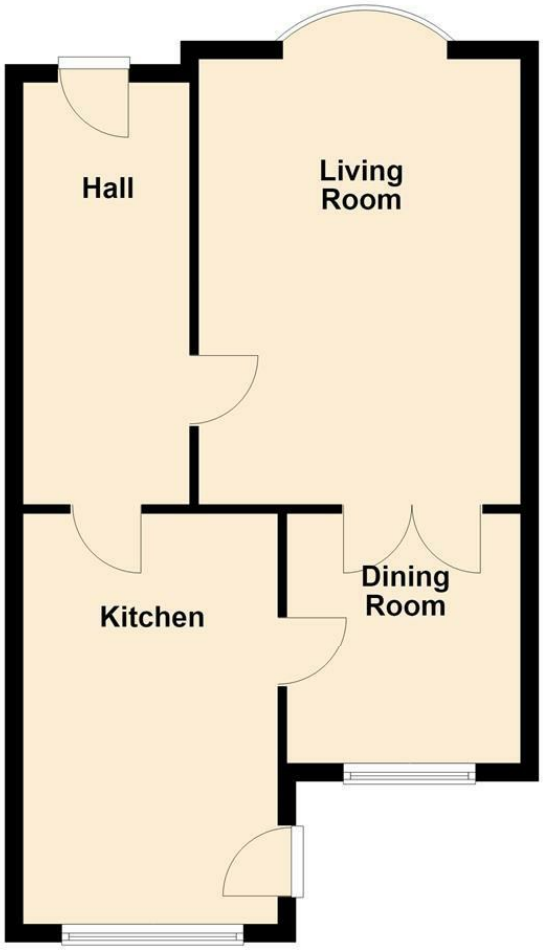
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

## OPENING TIMES

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

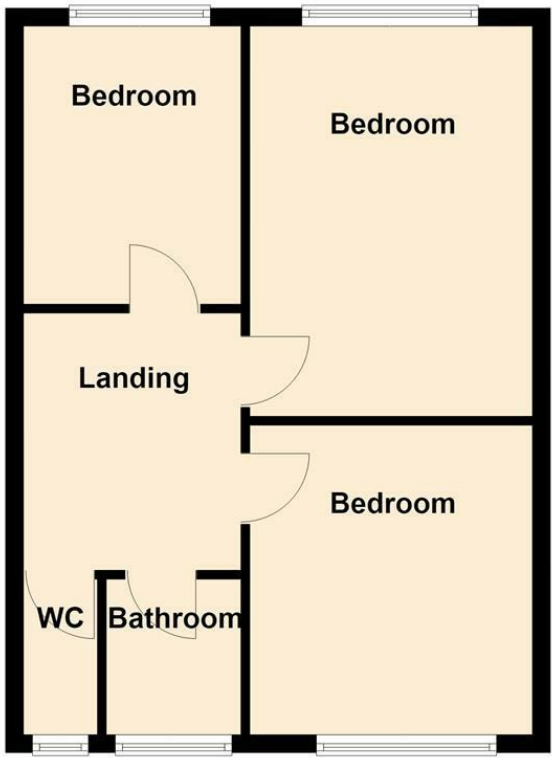
## Ground Floor

Approx. 48.5 sq. metres (521.6 sq. feet)

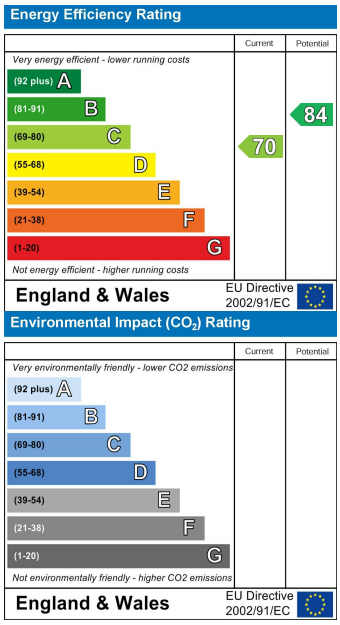



## First Floor

Approx. 44.9 sq. metres (483.0 sq. feet)




Total area: approx. 93.3 sq. metres (1004.6 sq. feet)




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.