



488 Laceby Road Grimsby, North East Lincolnshire DN34 5NU

Situated close to Bradley Cross Roads is this THREE BEDROOM SEMI DETACHED HOUSE ideally placed for local amenities including shops and schools, regular bus service into Grimsby and Cleethorpes town centres. The accommodation requires a scheme of modernisation and comprises :- entrance hall, lounge, dining room, kitchen, three bedrooms and bathroom. Gas central heating system and double glazing. Good sized rear garden. Driveway providing off street parking. Offered with NO FORWARD CHAIN early viewing is recommended.

£125,000

- CLOSE TO AMENITIES
- SEMI DETACHED HOUSE
- THREE BEDROOMS
- LOUNGE
- DINING ROOM
- KITCHEN
- BATHROOM
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- DRIVEWAY



ACCOMMODATION

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MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

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ENTRANCE HALL

Approached via a double glazed entrance door into the hall. Staircase to the first floor with under stair cupboard. Radiator.

DINING ROOM

13'7" x 11'1" (4.15m x 3.38m)

Feature tiled fire surround with provision for an open fire. Double glazed window to the rear, radiator. Open plan through to the lounge.

LOUNGE

11'6" x 9'10" (3.53m x 3.02m)

Double glazed bay window to the front, radiator.

KITCHEN

13'4" x 7'5" (5'11" (4.07m x 2.28m (1.81m))

Fitted with a range of oak effect wall and base units with contrasting work surface incorporating the stainless steel sink unit with mixer tap. Built in electric double oven and hob with extractor unit over. Space for a fridge and plumbing for a washing machine. Wall mounted gas central heating boiler. Double glazed window to the side. Double glazed door to the rear giving access to the rear garden. Tiled floor.

FIRST FLOOR

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LANDING

Spelled balustrade. Double glazed window to the side.

BEDROOM 1

13'8" x 10'5" (4.17m x 3.20m)

Double glazed window to the rear. Radiator. Airing cupboard housing the hot water cylinder.

BEDROOM 2

11'2" x 9'10" (3.41m x 3.02m)

Double glazed window to the front. Radiator.

BEDROOM 3

9'11" x 6'8" (3.04m x 2.05m)

Double glazed window to the front. Radiator.

BATHROOM

5'11" x 5'10" (1.81m x 1.78m)

Fitted with a white suite comprising of a bath with side panel in a wood finish, pedestal wash hand basin and low flush w/c. Fully tiled walls. Double glazed window to the front, radiator. Laminate floor.

OUTSIDE



GARDENS

The front garden stands behind a wall being grassed with plants, shrubs and established tree. Double wrought iron gates leading to the driveway. Double timber gates give access to the side of the property and to the rear garden. The good sized rear garden has been grassed with a fish pond. Ornamental trees, a pear tree, plants and shrubs. Boundaries are hedged and fenced. GARAGE.



GARAGE

Limited vehicular access.

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

Council Tax Band B

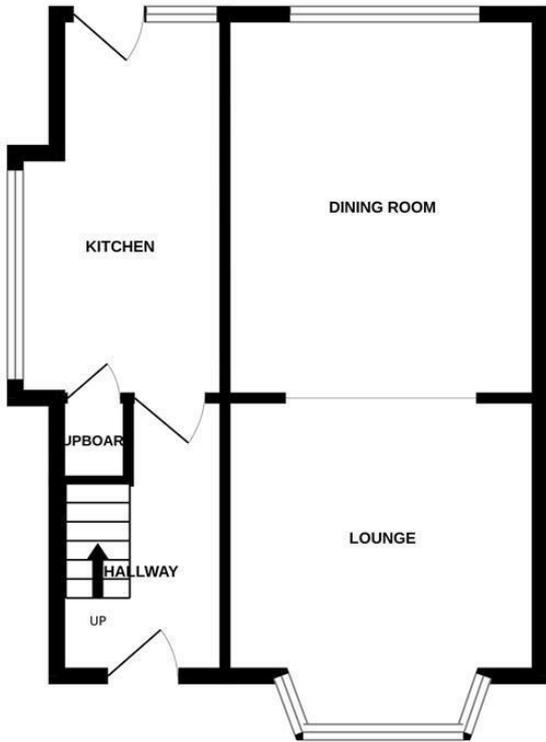
VIEWING ARRANGEMENTS

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

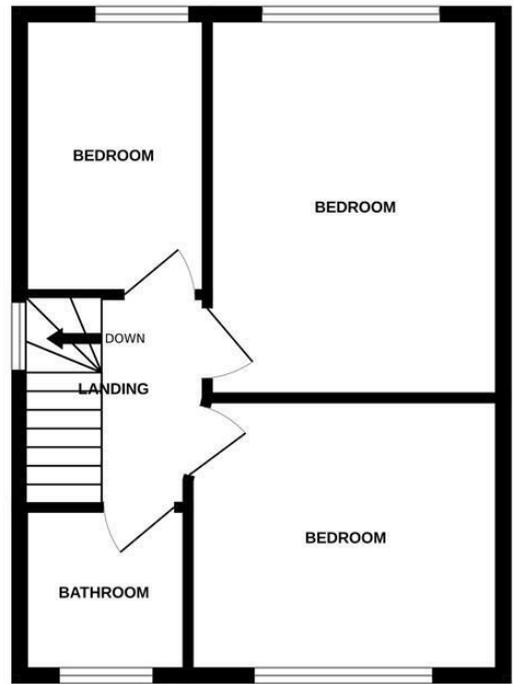
OPENING TIMES

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

GROUND FLOOR



1ST FLOOR



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 | | | 80 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 59 | |
| (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 ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (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 ₂ 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.