JoWalker

ESTATE AGENTS

55 Henry Street

Grimsby, North East Lincolnshire DN31 2JA

We are delighted to offer for sale this THREE BEDROOM MID TERRACE PROPERTY ideal for a first time buyer or investment landlord situate on the edge of Grimsby Town centre close to all local amenities, good bus route and easy access to the Humber Bank. The property has undergone a general refurbishment and benefits from gas central heating (New Boiler & radiators) and uPVC double glazing with the accommodation comprising of; Entrance porch, hallway with original 19'30's wall panelling, through lounge diner open to the new modern kitchen, utility/pantry cupboard, cloakroom/wc and to the first floor three good sized bedrooms and newly fitted bathroom suite. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

Chain Free £75,000

- FIRST TIME BUY OR INVESTMENT LANDLORD
- THREE BEDROOM MID TERRACE
- MODERN NEW KITCHEN
- OPEN PLAN THROUGH LOUNGE DINER
- UTILITY CUPBOARD/PANTRY
- CLOAKROOM/WC
- NEWLY FITTED BATHROOM SUITE
- NEW BOILER & RADIATORS
- ENCLOSED REAR GARDEN
- NO FORWARD CHAIN.

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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ENTRANCE
Accessed to the front of the property via glazed French doors leading to the porch.

PORCH
Having tiled flooring and a glazed door with side and top lights leading to the reception hallway.

HALLWAY
The welcoming hallway has original panelling and plate rack to the walls with newly fitted carpeted flooring leading up the stairs which have a white open spindle balustrade and understairs storage cupboard.

HALLWAY

THROUGH LOUNGE DINER
22'2" x 15'6" (6.77 x 4.73)
This great sized room is open to the kitchen and has dual aspect uPVC double glazed windows with blinds fitted, newly fitted carpeted flooring, coving and cornice to the ceiling, two radiators, feature stone effect side plinths with wood top and two electric fires. This room provides ample space for a three piece suite and family dining table.

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KITCHEN

11'11" x 6'8" (3.65 x 2.05)

The newly fitted modern kitchen benefits from a range of white fronted wall and base units with contrasting work surfaces and matching splashbacks and incorporates a stainless steel sink and drainer, ceramic hob with glass splashback, extractor hood above and electric fan assisted oven beneath and an integrated fridge. The worksurfaces extends to provide a handy breakfast bar area. Finished with modern wood effect vinyl flooring, radiator, uPVC double glazed window and door to the side aspect. The kitchen has been opened up to the through lounge creating a modern feel. Doors leading to the utility/pantry and cloakroom.

KITCHEN

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UILITY/PANTRY

4'4" x 3'9" (1.34 x 1.16)

This handy area has a modern work surface fitted with plumbing for an automatic washing machine, shelving, continued wood effect vinyl flooring and a uPVC double glazed window to the rear aspect. Automatic sensor light fitted.

CLOAKROOM/WC

4'6" x 2'6" (1.39 x 0.78)

The handy cloak room benefits from a white low flush wc with continued wood effect flooring and a uPVC double glazed window to the side aspect. Newly fitted wall mounted boiler.

FIRST FLOOR

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FIRST FLOOR LANDING

The first floor landing has original wall panelling continued from the hallway with newly fitted carpeted flooring and white spindle balustrade.

FIRST FLOOR LANDING

BEDROOM ONE

14'7" x 9'3" (4.45 x 2.83)

The largest of the three bedrooms is to the rear aspect with a uPVC double glazed window with blinds fitted, newly carpeted flooring, radiator and a range of built in wardrobes, original airing cupboard and further storage cupboard.

BEDROOM ONE

BEDROOM TWO

11'3" x 9'3" (3.45 x 2.84)

The second double bedroom is to the front aspect and has a uPVC double glazed window with blinds fitted, newly carpeted flooring, radiator and built in wardrobes.

BEDROOM TWO

BEDROOM THREE

8'2" x 5'4" (2.50 x 1.63)

The third bedroom is to the front aspect and again has a uPVC double glazed window with blinds fitted, newly fitted carpeted flooring and radiator.

BATHROOM

6'0" x 5'1" (1.83 x 1.57)

The modern newly fitted bathroom benefits from a white three piece suite comprising of; Bath with shower over and glazed screen, pedestal hand wash basin and low flush wc. Finished with aqua style panelling to the walls, vinyl flooring, extractor fan, heated towel rail and a uPVC double glazed window to the rear aspect.

OUTSIDE

THE GARDEN

The rear garden is enclosed by a mixture of walls and fencing and has a wooden rear access gate leading to a secure passageway. The garden is of low maintenance with a paved patio area and timber shed.

THE GARDEN

REAR VIEW

COUNCIL TAX BAND & EPC RATING

Council Tax Band - A
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

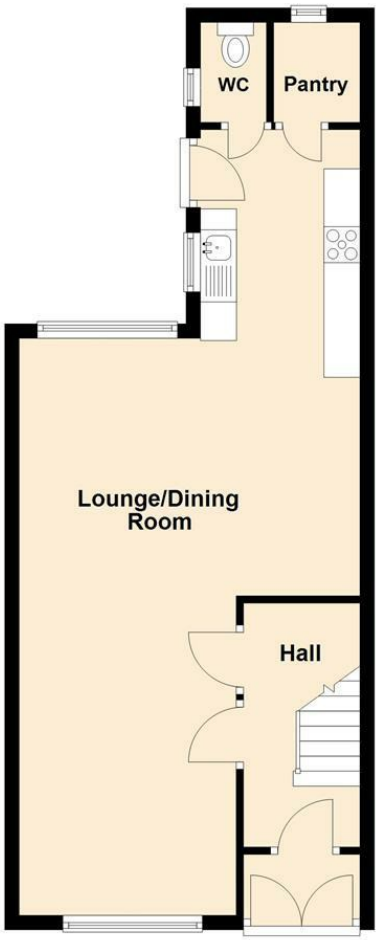
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

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

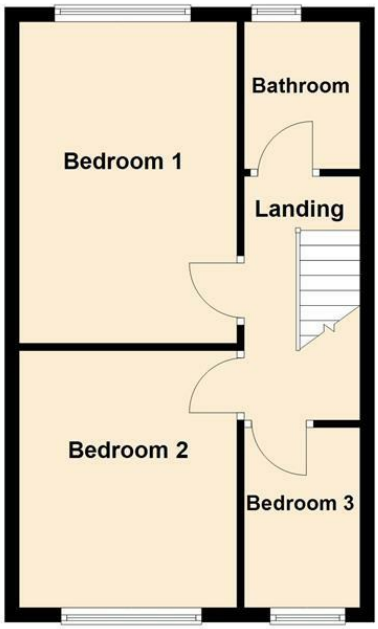
Ground Floor

Approx. 47.6 sq. metres (512.1 sq. feet)

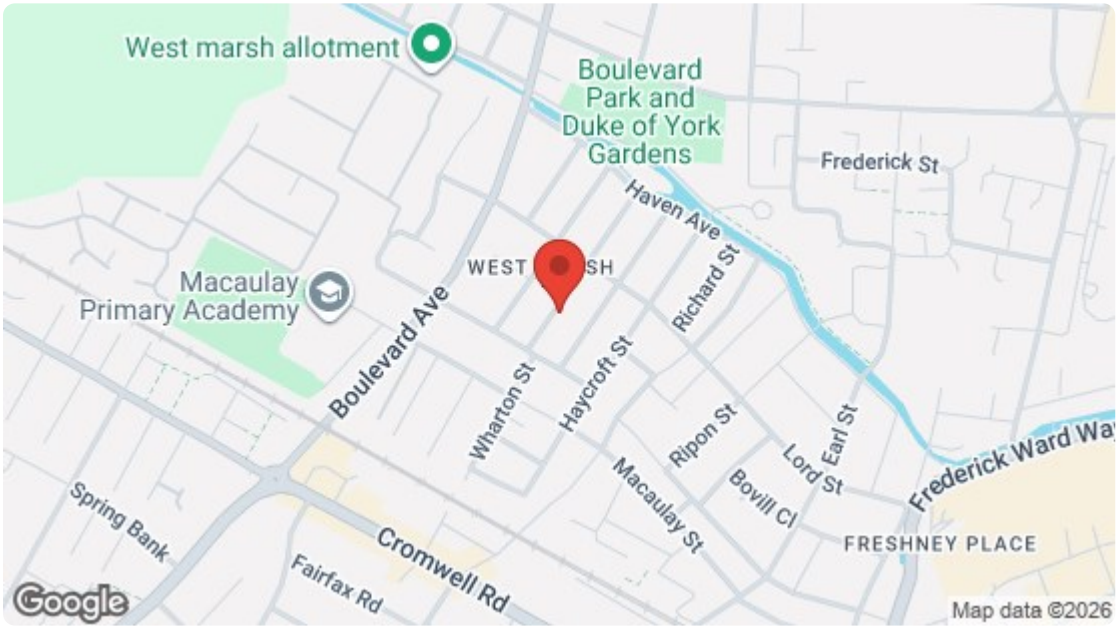


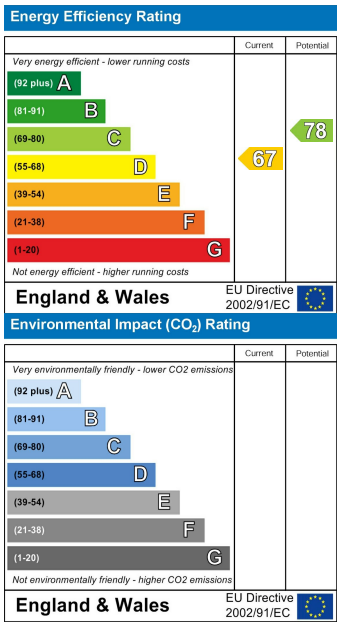
First Floor

Approx. 38.5 sq. metres (414.0 sq. feet)



Total area: approx. 86.0 sq. metres (926.2 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.