

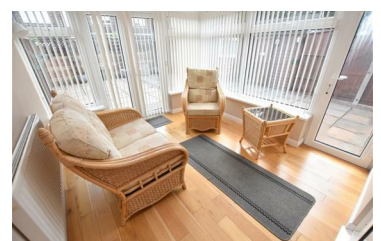


## 6 Ashby Close Grimsby, North East Lincolnshire DN37 9HJ

We are pleased to offer for sale this delightful TWO BEDROOM SEMI DETACHED DORMER BUNGALOW situated in the sought-after cul-de-sac position lying off Larmour Road, reasonably close to local shopping facilities and amenities. Updated by the current vendors to benefit from uPVC double glazing and has a gas central heating system. The well planned accommodation comprises reception hall, utility, kitchen diner, lounge, dining room, conservatory, wet room (to the ground floor) and to the first floor two double bedrooms. Standing with low maintenance front and rear gardens with timber garage and workshop and ample off road parking. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

**Chain Free £169,950**

- SEMI DETACHED DORMER BUNGALOW
- KITCHEN DINER
- UTILITY
- LOUNGE
- DINING ROOM
- CONSERVATORY
- TWO DOUBLE BEDROOMS
- WET ROOM
- FRONT & REAR GARDENS
- NO FORWARD CHAIN



## DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

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## ENTRANCE

Accessed via a uPVC glazed door with side light panel into the entrance hallway.

## HALLWAY

Having wooden flooring and carpeted stairs with modern white spindle balustrade leading to the first floor. Radiator fitted.



## UTILITY ROOM

5'11" x 4'2" (1.81 x 1.28)

The handy utility has ample room for an automatic washing machine and tumble dryer and built in storage shelves. Finished with wooden flooring and uPVC double glazed window to the side aspect.



## KITCHEN DINER

11'6" x 10'7" (3.51 x 3.24)

Benefitting from a range of grey fronted wall and base units with contrasting work surface incorporating a composite sink and drainer. Integrated electric hob with glass splash back and stainless steel chimney style extractor hood, electric fan assisted oven and built in microwave, dishwasher and fridge freezer. Boiler housed in matching cupboard. Finished with coved ceiling, tiled flooring, radiator, side and rear uPVC double glazed windows and glazed uPVC door leading to the rear garden.





## KITCHEN

Additional Photograph



## KITCHEN

Additional Photograph



## LOUNGE

15'4" x 10'10" (4.68 x 3.32)

The larger than average lounge has a uPVC double glazed bow window to the front aspect, finished with coved ceiling and decorative dado rail, radiator, wood flooring and the main focal point is the ornate fire surround with marble hearth and back and inset coal effect gas fire. sliding double doors leading to the dining room.



## LOUNGE

Additional Photograph



## DINING ROOM

10'10" x 9'6" (3.31 x 2.92)

Accessed via the lounge with continued wood flooring, coved ceiling, radiator and sliding patio doors leading to the conservatory.



## CONSERVATORY

10'8" x 9'10" (3.26 x 3.01)

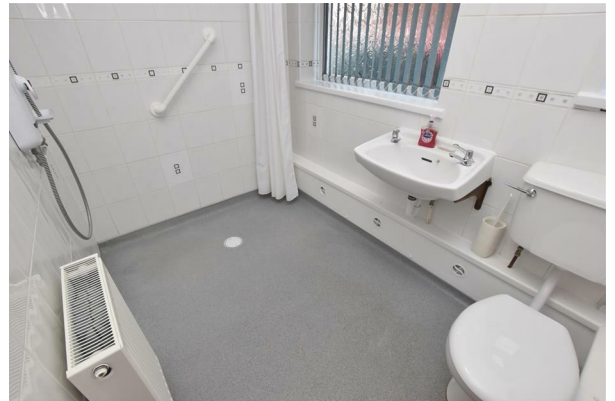
This lovely addition to the spacious property has continued wooden flooring, radiator and French doors leading to the rear garden.



## WET ROOM (GROUND FLOOR)

8'3" x 5'4" (2.53 x 1.65)

The wet room has fully tiled walls and is fitted with an electric shower, hand wash basin and low flush wc. Finished with heated rail and two uPVC double glazed windows to the side aspect.



## FIRST FLOOR

### FIRST FLOOR LANDING

Carpeted flooring and large storage cupboard.

### BEDROOM ONE

12'0" x 10'11" (3.68 x 3.33)

The first double bedroom has a uPVC double glazed window to the front aspect, wood effect laminate flooring, radiator and a range of built in wardrobes with matching drawers.



## BEDROOM ONE

Additional Photograph



## BEDROOM TWO

12'0" x 8'0" (3.68 x 2.44)

Having a uPVC double glazed window to the front aspect, wood effect laminate flooring, radiator and a door leading to the the loft space which is boarded.



## OUTSIDE

### GARDENS

The property stand behind a walled boundary with wrought iron feature railing and double wrought iron gates leading to the low maintenance front garden which provides ample off road parking and leads to further wrought iron gates which lead to the side driveway and onto the timber garage. Wooden gate leading the the rear garden. The rear garden is again low maintenance and is laid with paving.



### GARAGE/WORKSHOP

22'8" x 7'8" (6.93 x 2.34)

Wooden garage extended to include a workshop fitted with electric and lighting.

### COUNCIL TAX BAND

Council Tax Band B

### 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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	62	
(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		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <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.