



## 12 Cumberland Avenue Grimsby, North East Lincolnshire DN32 0BT

We are delighted to offer for sale this FOUR BEDROOM SEMI DETACHED FAMILY HOME oozing with character and charm situated in the highly regarded Cumberland Avenue just off Weelsby Road, close to all local amenities, schools, colleges, universities, good bus routes and links to the town centre. The property benefits from gas central heating and part double glazing with features that include stained glass windows, picture rails, coved ceiling, original parquet flooring, original doors and high skirtings. The accommodation comprises of; Reception hallway, two reception lounges, cloakroom, living kitchen diner, two utility cupboards and to the first floor, four good sized bedrooms, family bathroom with separate toilet. Sitting in well established gardens with the larger than average westerly facing rear garden providing a secluded retreat, having a driveway for off road parking and detached garage. Viewing is highly recommended to appreciate what this family home has to offer.

**£312,500**

- TRADITIONAL SEMI DETACHED FAMILY HOME
- HIGHLY SOUGHT AFTER LOCATION
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- MODERN LIVING KITCHEN
- ORIGINAL FEATURES
- CLOAKROOM
- WESTERLY FACING REAR GARDEN
- OFF-ROAD PARKING AND DETACHED GARAGE
- VIEWING HIGHLY RECOMMENDED



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

## GROUND FLOOR

### ENTRANCE

Accessed via a feature arched glazed door into the reception hallway.



### RECEPTION HALLWAY

The welcoming reception hallway sets the feel for the rest of the property with its original coved ceiling, picture rail, original parquet flooring, feature bay with stained glass window to the side aspect and oak spindle balustrade staircase with carpeted tread leading to the first floor. Original connecting doors, radiator and handy storage beneath the stairs.



### LOUNGE

14'1" x 16'6" (4.31 x 5.04)

To the front of the property with a uPVC walk in bay window, feature coving, ceiling cornice and plate rack and high skirtings. Finished with carpeted flooring, curved radiator and white wooden fire surround with marble hearth and back and electric fire.



### LOUNGE



## DINING ROOM

11'5" x 11'5" (3.50 x 3.50)

The rear sitting come dining room is of a great size ideal for the growing family with its many uses. Finished with a feature open chimney with Oak beam, stove and slate hearth, coving to the ceiling, down lights, wood effect laminate flooring, radiator and uPVC double glazed doors with side and top light panels overlooking the rear garden.



## DINING ROOM



## LIVING KITCHEN DINER

11'5" x 8'8" (3.50 x 2.66)

The modern living kitchen diner benefits from a large range of off white wall and base units with contrasting wood effect worksurfaces with tiled splashback incorporating a ceramic sink and drainer, feature alcove with modern tiled splashback, gas hob with extractor above and two electric fan assisted ovens beneath and integrated dishwasher. Having a feature island with quartz worksurfaces, pendant lighting creating a handy breakfast bar area. Finished with coving to the ceiling, down lights, wood effect laminate flooring, tall modern radiator, uPVC double glazed French doors with side and top lights to the rear aspect overlooking the garden, glazed uPVC door and window to the side aspect. Having ample space for a family dining table or seating area. Doors leading to the the utility cupboards.



## LIVING KITCHEN DINER



LIVING KITCHEN DINER



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LIVING KITCHEN DINER



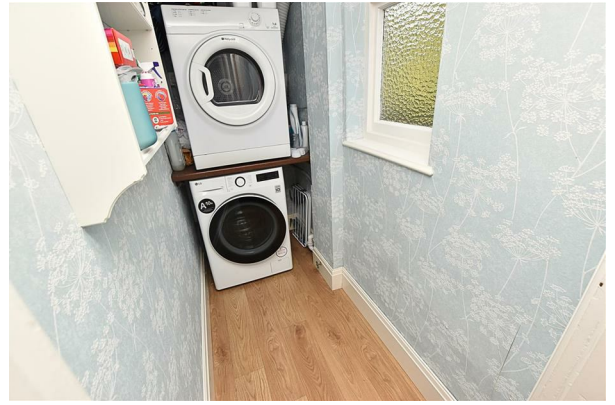
LIVING KITCHEN DINER



### UTILITY CUPBOARD

6'9" x 3'1" (2.08 x 0.95)

This handy utility room has ample space for an automatic washing machine and tumble dryer, finished with wood effect laminate flooring and window to the side aspect.



### UTILITY CUPBOARD

The second utility cupboard has a vanity hand wash basin with handy storage beneath, wall mounted boiler and shelving. Finished with wood flooring and a window to the front aspect.



### CLOAKS/WC

5'2" x 4'11" (1.59 x 1.50)

The useful cloakroom benefits from a white combination unit with contrasting worksurfaces housing a hand wash basin and low flush wc with hidden cistern. finished with ample modern storage cupboards, solid wood flooring and uPVC double glazed window to the side aspect.



### FIRST FLOOR

#### FIRST FLOOR LANDING

This bright and airy landing has a large feature window to the side aspect with stained glass, continued carpeted flooring, oak spindle balustrade. Finished with original coving to the ceiling, picture rail and original built in linen cupboard. Original connecting doors.



## FIRST FLOOR LANDING



## BEDROOM ONE

16'0" x 10'11" (4.89 x 3.33)

The master bedroom is to the middle of the property with a uPVC double glazed window, feature ceiling cornice, picture rail, carpeted flooring, radiator and built in wall to wall wardrobes with matching drawers.



## BEDROOM ONE



## BEDROOM TWO

13'7" x 13'6" (4.16 x 4.13)

The second double bedroom is to the front of the property and has a uPVC double glazed window, original coving and cornice to the ceiling, picture rail, wood effect laminate flooring and radiator.



## BEDROOM TWO



## BEDROOM THREE

11'8" x 11'6" (3.56 x 3.52)

The third double bedroom is to the rear of the property with a uPVC double window, with a range of cream fitted wardrobes and matching drawers, picture rail, carpeted flooring and radiator.



## BEDROOM FOUR

8'2" x 7'5" (2.51 x 2.28)

The fourth bedroom is to the front aspect with a feature bow window, coving to the ceiling, solid wood floor and radiator.



## BATHROOM

7'4" x 6'9" (2.26 x 2.08)

The bathroom benefits from a white three piece suite comprising of; bath with central taps and hand shower, walk-in shower with glazed screen and pedestal hand wash basin. Finished with water paneled walls, tiled effect flooring, heated towel rail and uPVC double glazed window to the side aspect.



## TOILET

4'11" x 2'10" (1.50 x 0.88)

Having continued decoration and flooring from the bathroom with a white low flush wc and uPVC double glazed window to the side aspect.

## OUTSIDE

## GARDENS

The property stands within well established garden having a low walled boundary to the front with open access driveway providing ample off road parking. The front garden is mainly laid to lawn with mature planting to the borders. Double wooden gate leading to the further driveway and detached garage. The private westerly facing rear garden is a great size and provides ample space for a growing family to play, adults to relax and even an area for a vegetable patch. Being mainly laid to lawn with fenced and hedge boundaries, mature planting to the borders, rear barked play area, raised vegetable planters and a paved patio ideal for those lazy sunny evenings.



## GARDENS



## REAR VIEW



## GARDENS



## **GARAGE**

16'1" x 10'0" (4.91 x 3.06)

Brick built garage with double wooden access doors, side light window and fitted with electric and lighting.



## **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 - D

EPC -

## **OPENING TIMES**

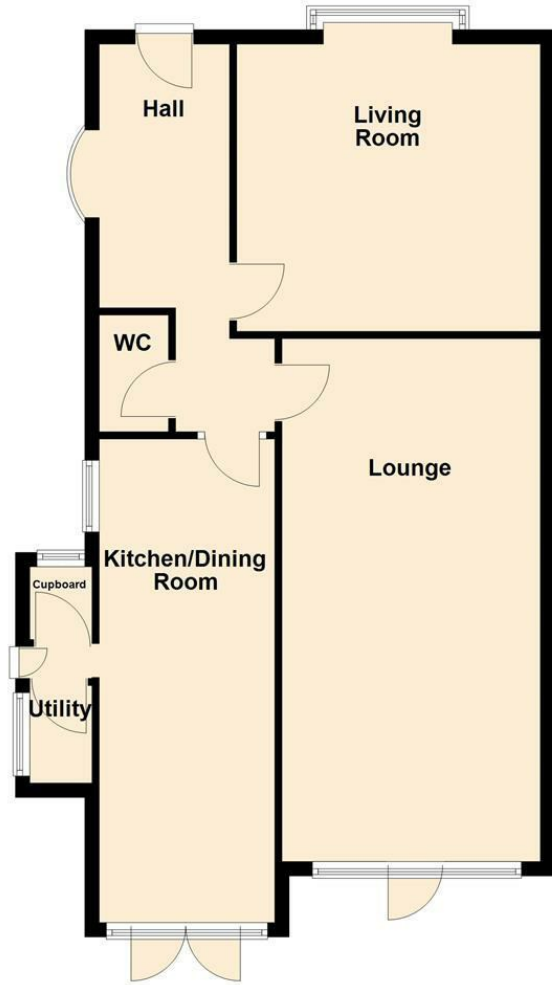
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

## **VIEWING ARRANGEMENTS**

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

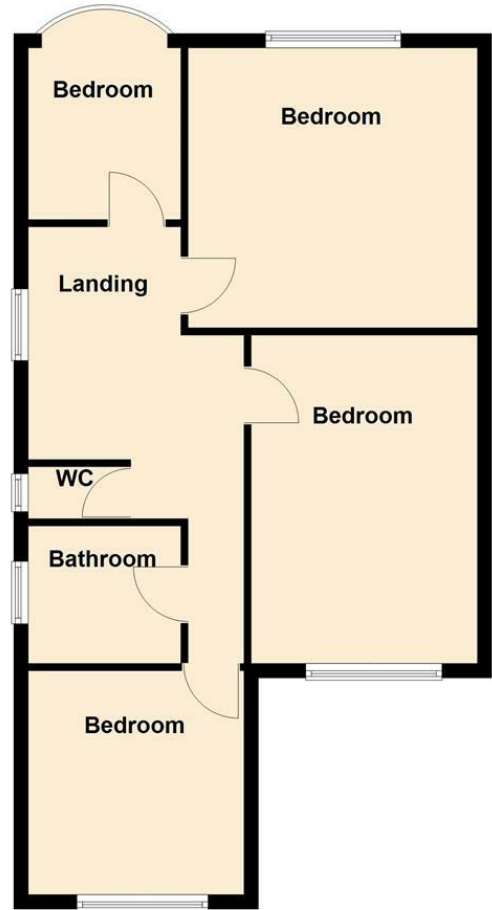
### Ground Floor

Approx. 75.6 sq. metres (813.9 sq. feet)

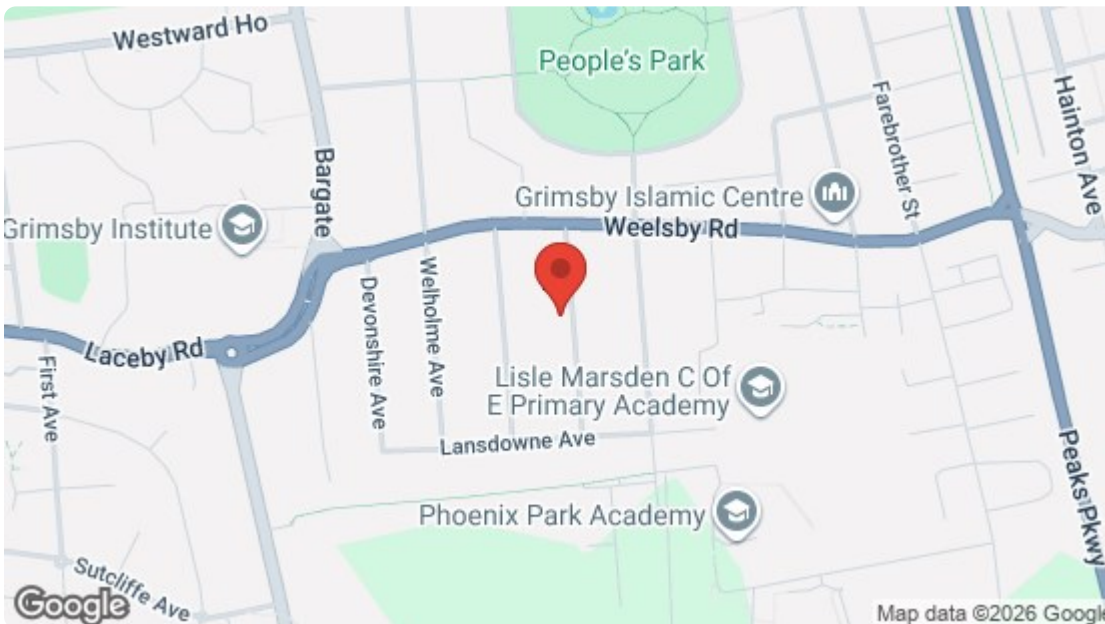


### First Floor

Approx. 63.8 sq. metres (686.4 sq. feet)



Total area: approx. 139.4 sq. metres (1500.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		67	78
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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 firm's 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.