JoyWalker

ESTATE AGENTS

56 Westhill Road

Grimsby, North East Lincolnshire DN34 4SF

Joy Walker Estate Agents are delighted to offer for sale this THREE BEDROOM SEMI DETACHED FAMILY HOME situated in the highly regarded area of Grimsby close to all local amenities, good bus routes and fantastic links to the Humber bank. The property is is need of general modernisation, however, is in pristine condition benefitting from gas central heating and uPVC double glazing with the accommodation comprising of; Entrance hallway, kitchen, dining room, lounge and to the first floor three bedrooms, bathroom and separate toilet. Enjoying well maintained gardens the rear being a great size. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

- SEMI DETACHED FAMILY HOME
- KITCHEN
- DINING ROOM
- LOUNGE
- THREE BEDROOMS
- BATHROOM
- SEPARATE TOILET
- GENERAL MODERNISATION REQUIRED
- LARGE REAR GARDEN
- NO FORWARD CHAIN

Chain Free £135,000

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 via a uPVC double glazed door with sidelight windows leading into the reception hallway.

HALLWAY
The welcoming hallway has a uPVC double glazed light window to the side aspect, carpeted flooring, radiator and carpeted stairs with enclosed banister with handy storage beneath leading to the first floor. Newly fitted super fast speed broad band.

LOUNGE
14'7" x 11'9" (4.47 x 3.6)
The lounge is to the front aspect with a uPVC double glazed bay window with fitted vertical blinds, carpeted flooring, radiator and ornate wood effect fire surround with electric fire.

LOUNGE

KITCHEN

9'3" x 8'2" (2.83 x 2.51)

The kitchen benefits from a range of cream fronted wall and base units with contrasting work surfaces and tiled splashbacks incorporating a composite sink and drainer with gas oven and hob, automatic washing machine and handy pantry area. Finished with vinyl flooring and a uPVC double glazed window overlooking the rear garden and a uPVC double glazed door to the side aspect.

KITCHEN

KITCHEN

DINING ROOM

10'0" x 9'4" (3.05 x 2.85)

Access from the kitchen with a uPVC double glazed window overlooking the garden, carpeted flooring, radiator and original built in storage cupboard.

FIRST FLOOR

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FIRST FLOOR LANDING

Having continued carpeted flooring with enclosed banister, uPVC double glazed window to the side aspect and loft access to the ceiling. The loft has new insulation fitted.

BEDROOM ONE

12'5" x 12'4" (3.79 x 3.77)

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

BEDROOM ONE

BEDROOM TWO

11'1" x 9'3" (3.39 x 2.83)

The second double bedroom is to the rear of the property with a uPVC double glazed window to the rear aspect, carpeted flooring, radiator and built in airing cupboard housing the recent wall mounted combi boiler.

BEDROOM TWO

BEDROOM THREE

8'10" x 7'5" (2.71 x 2.28)

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

BATHROOM

5'6" x 4'9" (1.68 x 1.45)

Benefitting from a two piece suite comprising; Bath and pedestal hand wash basin with part tiling to the walls, carpeted flooring, radiator and uPVC double glazing window to the rear.

TOILET

5'6" x 2'5" (1.69 x 0.76)

Benefitting from a low flush wc with a uPVC double glazed window to the side aspect, and vinyl flooring.

OUTSIDE

THE GARDENS

The property stand with a low walled boundary to the front aspect, fenced side boundaries, lawn front garden with mature planting and double wooden gates leading to the side of the property. The rear garden is a great size and has fenced boundaries and is mainly laid to lawn with mature planting to the borders, paved patio and further pebbled seating areas, two timber sheds and a greenhouse.

THE GARDENS

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THE GARDENS

REAR VIEW

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 - B
EPC -

VIEWING ARRANGEMENTS

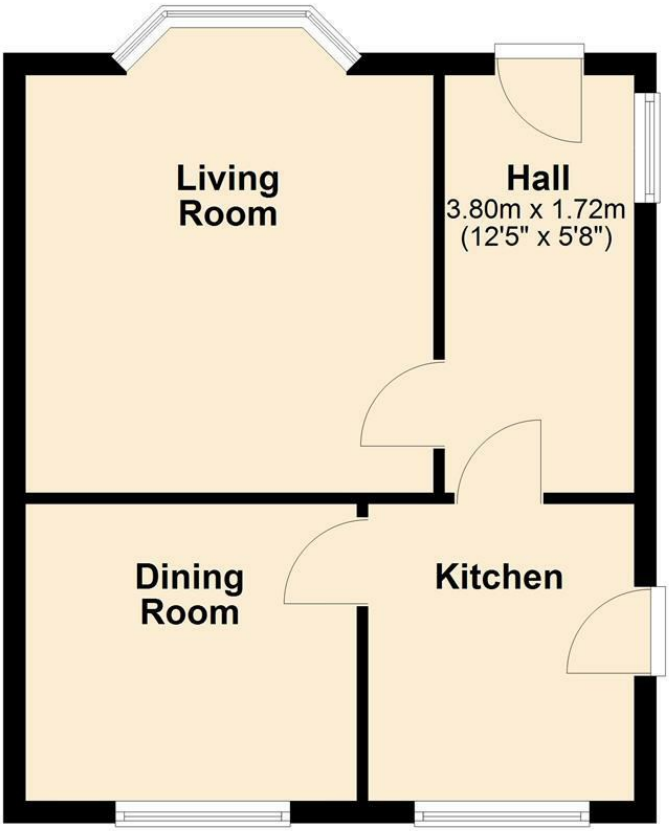
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

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

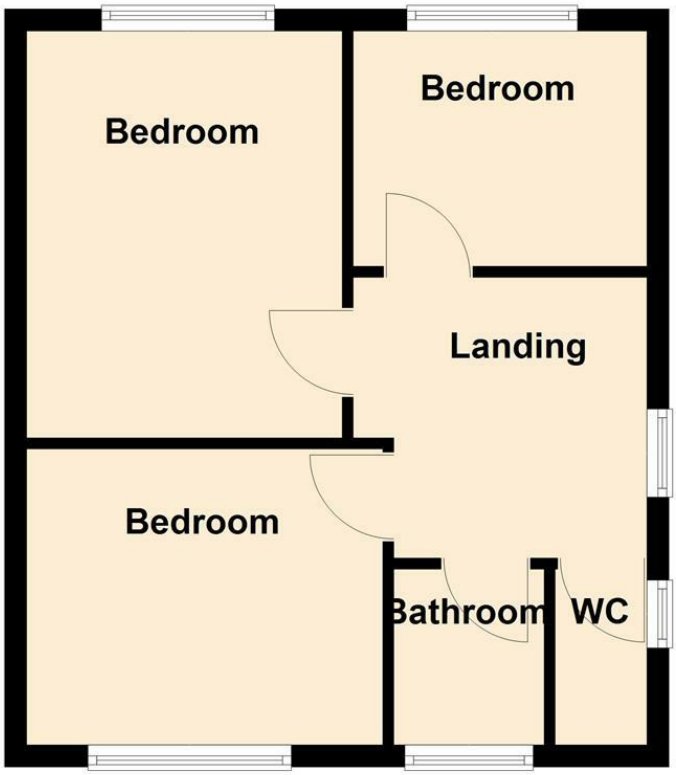
Ground Floor

Approx. 36.7 sq. metres (395.5 sq. feet)

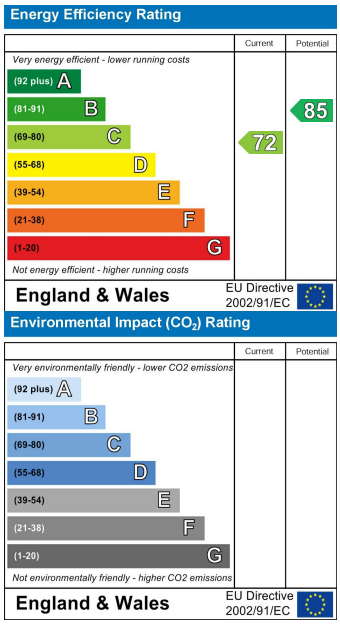


First Floor

Approx. 36.6 sq. metres (393.5 sq. feet)



Total area: approx. 73.3 sq. metres (789.0 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.