



50 Robert Pearson Mews Grimsby, North East Lincolnshire DN32 9SJ

We are delighted to offer for sale this MODERN TWO BEDROOM MID LINK PROPERTY situated on the popular development just off Ladysmith Road close to all local amenities, good bus routes with easy access to both Grimsby & Cleethorpes Town Centres. Benefitting from gas central heating and uPVC double glazing with the accommodation comprising of; Kitchen diner, lounge, cloakroom and to the first floor two double bedrooms and bathroom. Enclosed rear garden with fenced boundaries and parking fore court access. Viewing is highly recommended.

£125,000

- MODERN MID LINK PROPERTY
- KITCHEN DINER
- LOUNGE
- CLOAKROOM
- TWO DOUBLE BEDROOMS
- BATHROOM
- uPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING



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 composite door to the front aspect.

LOUNGE

19'7" x 12'5" (5.97 x 3.80)

Having a uPVC double glazed window to the front aspect with carpeted flooring, large storage cupboard, radiator and open plan staircase with white wooden spindle balustrade and carpeted treat leading to the first floor.



LOUNGE



LOUNGE



LOUNGE



KITCHEN DINER

11'5" x 8'5" (3.49 x 2.57)

The kitchen benefits from a large range of wall and base units in white high gloss with contrasting work surfaces, matching upstands and tiled splash backs incorporating a stainless steel sink and drainer, gas hob with stainless steel chimney style extractor hood and electric fan assisted oven beneath, space for a freestanding fridge freezer and automatic washing machine. Extended work surface creating a handy breakfast bar area. Finished with tiled effect vinyl flooring, radiator, wall mounted boiler in matching unit, uPVC double glazed window and door overlooking the rear garden.



KITCHEN DINER



KITCHEN DINER



CLOAKROOM/WC

5'9" x 5'3" (1.76 x 1.62)

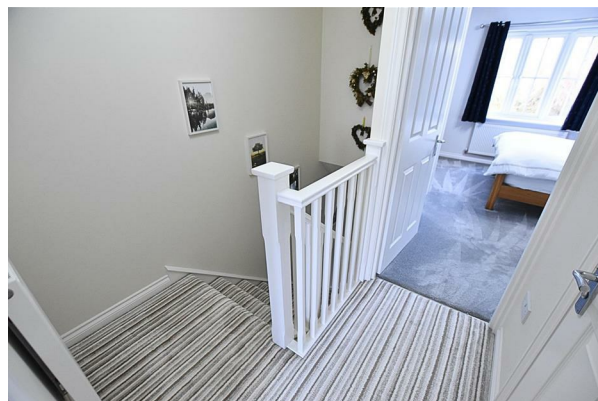
The larger than average cloakroom benefits from a white two piece suite comprises of; Wall mounted hand wash basin with tiled splash backs and low flush wc. Finished with wood effect LVT flooring, extractor fan and radiator.



FIRST FLOOR

FIRST FLOOR LANDING

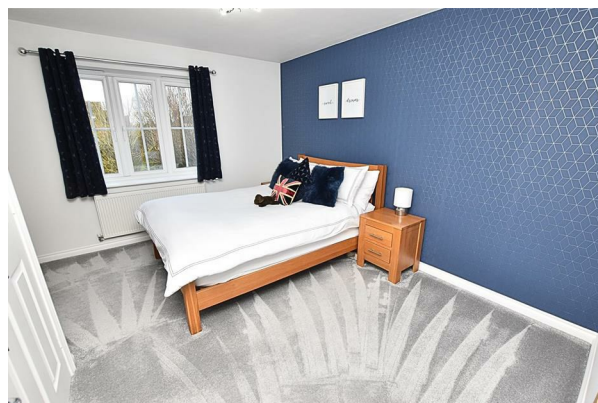
Having continued carpeted flooring with white wooden open spindle balustrade and loft access to the ceiling. The loft has a pull down and ladder and partial boarding.



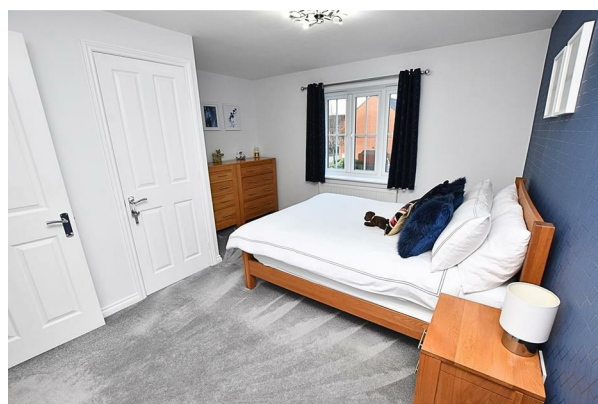
BEDROOM ONE

12'6" x 12'5" (3.82 x 3.79)

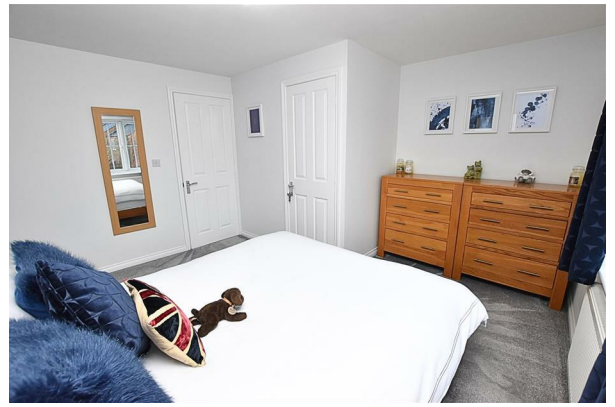
The first of the double bedrooms is a great size with a uPVC double glazed window to the front aspect, carpeted flooring, radiator and large built in storage cupboard.



BEDROOM ONE



BEDROOM ONE



BEDROOM TWO

12'7" x 10'4" (3.86 x 3.17)

The second double bedroom is to the rear of the property with a uPVC double glazed window, carpeted flooring and radiator.



BEDROOM TWO



BATHROOM

The 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 part tiling to the walls, wood effect LVT flooring, extractor fan and radiator.



OUTSIDE

THE GARDEN

The property has a paved pathway leading to the front door with mature planting to the shingle border and has views over the communal lawn and children's play area. The enclosed rear garden has fenced boundaries with a wood access gate leading to the the parking area and your allocated parking space. The rear garden is easily maintainable and is laid with shingle and has a paved patio and pathways.



THE GARDEN



PARKING AREA

Allocated parking space to the rear of the property.

PLAY GROUND AREA

Communal lawn area and small children's playground.

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.

MANAGEMENT COMPANY

The development has a management company for the upkeep of the play area, cutting of the grass and trees to the common areas, this company is Meadfleet and their last statement for the period from £140 per annum.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - A

EPC - C

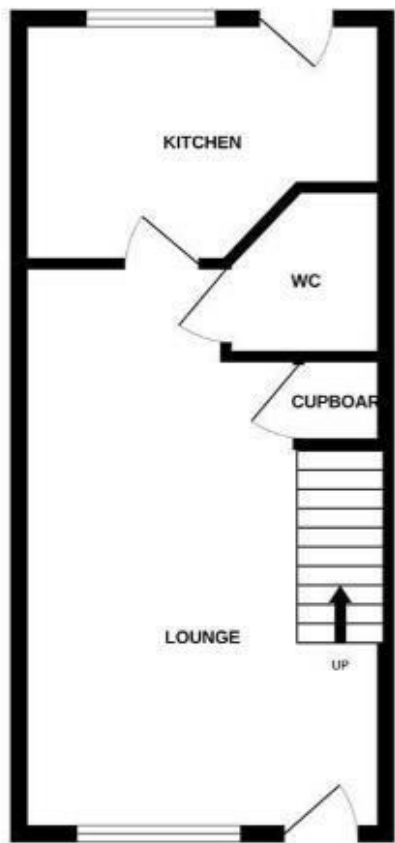
VIEWING ARRANGEMENTS

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

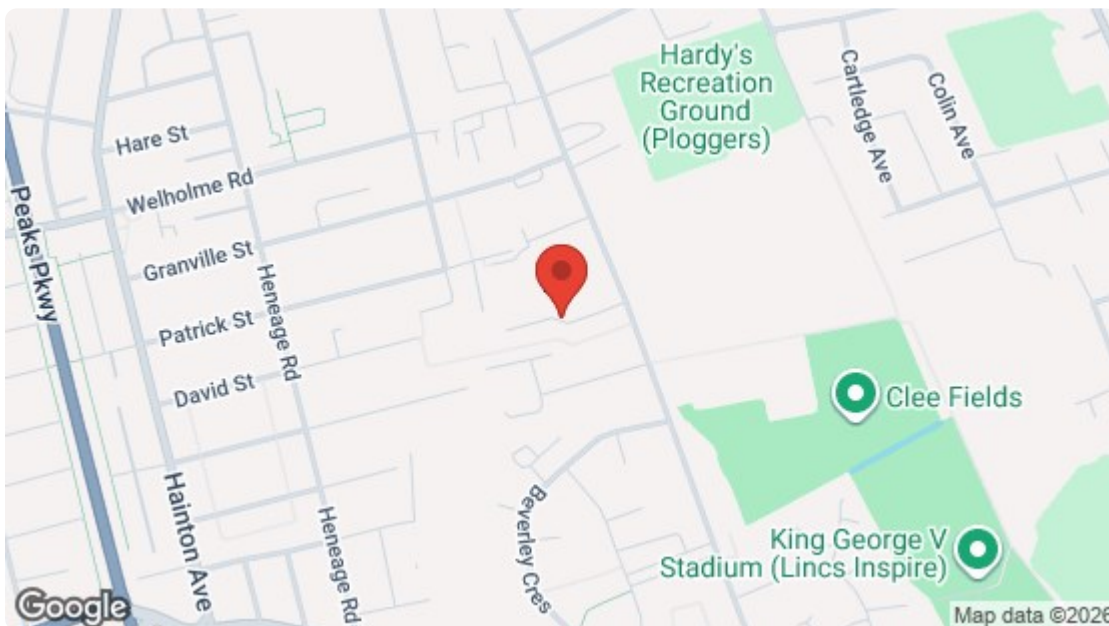
GROUND FLOOR



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 availability or efficiency can be given.
Made with Mapbox 10022



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	77	
(55-68) D		
(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 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.