JoWalker

ESTATE AGENTS

1 New Cottage Main Road

Aylesby, Grimsby, North East Lincolnshire DN37 7AW

Situated in a desirable village west of Grimsby, this spacious THREE BEDROOM SEMI DETACHED home enjoys an excellent position with a sunny south-facing rear garden and attractive views across open fields. The accommodation includes an entrance hall, bright through lounge, fitted kitchen with pantry, home office, utility/shower room, separate wc, three good-sized bedrooms and a family bath/shower room. Further benefits include a garage, off-road parking, oil central heating, double glazing, generous gardens, and NO FORWARD CHAIN. A fantastic opportunity for families and buyers seeking village living with countryside outlooks.

£165,000

- SEMI DETACHED HOUSE WITH POTENTIAL TO EXTEND
- SOUTH FACING GARDENS WITH VIEWS TOWARDS OPEN COUNTYSIDE
- LOUNGE & HOME OFFICE
- KITCHEN WITH PANTRY
- UTILITY/SHOWER ROOM & SEPARATE WC
- THREE BEDROOMS
- BATH/SHOWER ROOM/WC
- GARAGE & OFF ROAD PARKING
- NO CHAIN
- DESIRABLE VILLAGE LOCATION

58 St Peters Avenue, Cleethorpes, Lincolnshire, DN35 8HP Telephone: 01472 200818 Fax: 01472 200618

www.joywalker.co.uk

ACCOMMODATION

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MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

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ENTRANCE HALL

Approached via a uPVC entrance door, laminate flooring, radiator and having a staircase which leads up to the first floor.

LOUNGE

18'3" x 13'0" (5.58 x 3.98)

A good sized though lounge having double glazed windows to the front and rear elevation. Two radiators, fitted picture rail and decorative plasterwork to the ceiling.

LOUNGE

KITCHEN

12'0" x 11'5" (3.68 x 3.48)

The kitchen is fitted with modern grey base and wall cupboards incorporating an electric oven and hob having a stainless steel extractor above. The contrasting work surfaces are inset with a grey resin sink unit. Vinyl flooring, Double glazed window to the rear and radiator.

KITCHEN

PANTRY

5'10" x 2'11" (1.80 x 0.89)

This useful pantry has a double glazed window, shelving and a laminate floor.

INNER HALLWAY

Having a uPVC doors to the front and rear. Radiator.

HOME OFFICE (FRONT)

6'2" x 6'10" (1.90 x 2.09)

Double glazed window, radiator and inset spot lights to ceiling.

SEPARATE WC

Fitted with a high level cistern. Double glazed window.

UILITY/SHOWER ROOM

6'10" x 5'9" (2.1 x 1.77)

Having a shower cubicle with glass fronted doors, plumbing for an automatic washing, double glazed window and a tiled floor. This room also houses the oil fired central heating boiler

FIRST FLOOR

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LANDING

Two double glazed windows to the front elevation. Access to roof pace.

BEDROOM 1 (REAR)

11'11" x 12'11" max (3.65 x 3.96 max)

Having a double glazed window to the rear elevation with views over open countryside, radiator and a bank of floor to ceiling wardrobes.

BEDROOM 2 (REAR)

12'1" x 9'11" (3.7 x 3.04)

Again having a double glazed window to the rear elevation over open countryside, radiator and two walk in cupboards

VIEW FROM THE WINDOW

BEDROOM 3 (FRONT)

7'6" x 9'0" (2.29 x 2.75)

Double glazed window and radiator Fitted dado rail.

BATHROOM/WC

5'11" x 9'1" (1.81 x 2.78)

Fitted with a white suite including a corner shower cubicle fitted with waterproof wall boarding, a panelled bath, a vanity unit and a low flush wc. Heated towel rail. Double glazed window. Vinyl flooring.

OUTSIDE

SINGLE GARAGE

18'6" x 9'0" (5.64 x 2.75)

Up and over door to the front plus a personal door to the side.

THE GARDENS

This property stands on an excellent plot with a good sized front garden which stands behind a substantial hedge having a driveway providing excellent off road parking. The remainder of this garden is lawned including a central pathway leading to the front door. The SOUTH FACING rear garden is again lawned with a sizeable paved patio ideal for Alfresco dining. Situated in the garden is the oil tank.

THE GARDENS

VIEW OVER THE REAR GARDEN FENCE

COUNCIL TAX BAND & EPC RATING

Council Tax Band - B
EPC - D

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

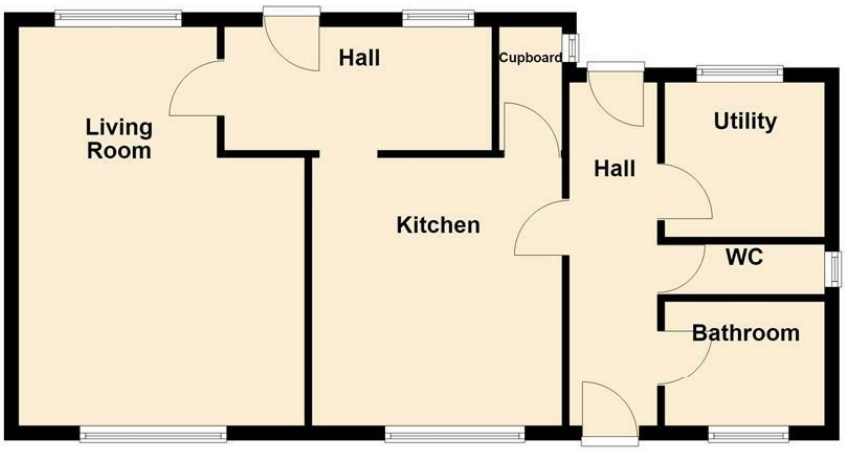
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

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

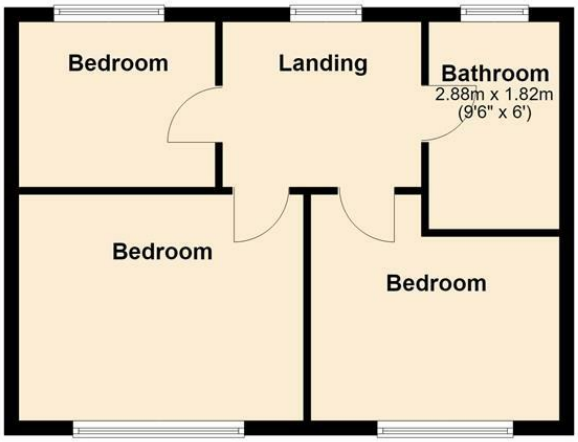
Ground Floor

Approx. 59.6 sq. metres (641.6 sq. feet)

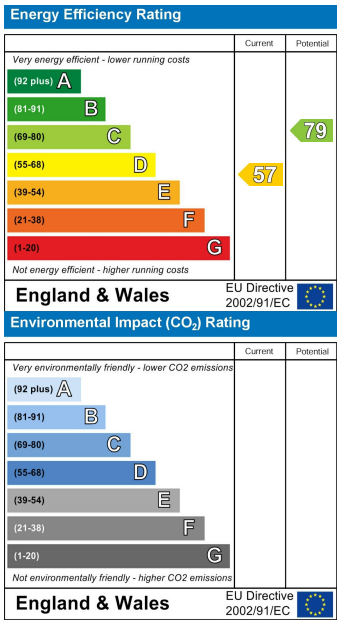


First Floor

Approx. 41.9 sq. metres (450.7 sq. feet)



Total area: approx. 101.5 sq. metres (1092.3 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.