



## 175 Sanctuary Way Grimsby, North East Lincolnshire DN37 9RX

We are delighted to offer for sale this immaculate THREE BEDROOM SEMI DETACHED FAMILY HOME situated with the highly regarded are close to all local amenities, good schools and great access to the Humber Bank. The property benefits gas central heating and uPVC double glazing with the accommodation comprising of; Entrance hallway, lounge, kitchen, dining room and to the first floor four good sized bedroom and family bathroom. Enjoying a a sizeable plot with ample off road parking to the front and a private fenced rear garden with dual aspect patio areas. Viewing is highly recommended.

**£185,000**

- SOUGHT AFTER LOCATION
- THREE BEDROOM SEMI DETACHED
- MODERN KITCHEN
- DINING ROOM
- LOUNGE
- THREE GOOD SIZED BEDROOMS
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- VIEWING HIGHLY RECOMMENDED



## 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

### GROUND FLOOR

#### ENTRANCE

Accessed via a uPVC double glazed door with side light panels into the hallway.



#### HALL

The welcoming hallway has coved ceiling, wood effect laminate flooring and radiator. Carpeted stairs with open white wooden spindle balustrade leading to the first floor with a handy under stairs storage cupboard.



#### LOUNGE

14'3" x 12'5" (4.36 x 3.79)

The lounge has a uPVC double glazed bow window to the front aspect, coved ceiling, carpeted flooring and radiator. The main focal point is the hand painted fire surround with inset gas fire.



**LOUNGE**

Additional Photograph

**LOUNGE**

Additional Photograph

**KITCHEN**

13'3" x 8'10" (4.06 x 2.71)

The modern kitchen benefits from a large range cream high glossed fronted wall and base units with contrasting worksurfaces and matching splashback and incorporates a stainless steel sink and drainer, gas hob having glass splashback and chimney style extractor hood above, with electric fan assisted oven beneath. Ample under counter space for a dishwasher and automatic washing machine. Space for a free standing fridge freezer. Finished with wood effect laminate flooring, kick board lighting, tall modern radiator and a uPVC double glazed window overlooking the garden. Open to the dining room.

**KITCHEN**

Additional Photograph



## KITCHEN

Additional Photograph



## KITCHEN

Additional Photograph



## DINING ROOM

9'1" x 8'11" (2.77 x 2.74)

Open from the kitchen with continued wood effect laminate flooring, coved ceiling and uPVC double glazed French doors overlooking the rear garden. double wooden doors leading to the lounge.



## DINING ROOM

Additional Photograph



## DINING ROOM

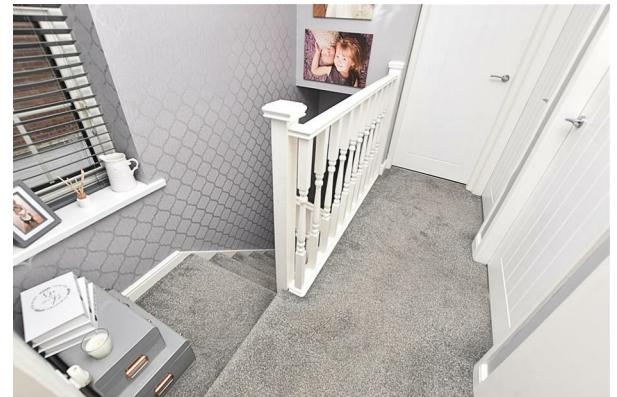
Additional Photograph



## FIRST FLOOR

### FIRST FLOOR LANDING

Having continued carpeted flooring with open white wooden spindle balustrade, coved ceiling and uPVC double glazed window to the side aspect. Loft access to the ceiling with pull down ladder, partial boarding and light fitted.



### BEDROOM ONE

11'11" x 11'5" (3.64 x 3.48)

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



### BEDROOM ONE

Additional Photograph



## BEDROOM TWO

11'8" x 11'5" (3.57 x 3.49)

The second double bedroom is to the front of the property with a uPVC double glazed window, carpeted flooring, coved ceiling, radiator and a large built in wardrobes with sliding doors one of which is mirrored.



## BEDROOM TWO

Additional Photograph



## BEDROOM THREE

8'4" x 7'10" (2.55 x 2.41)

To the front of the property with a uPVC double glazed window, carpeted flooring and radiator.



## BATHROOM

6'1" x 5'4" (1.86 x 1.63)

The family bathroom benefits from a white three piece suite comprising of; Bath with electric shower over and glazed screen, hand wash basin with handy vanity unit beneath and low flush wc. Finished with modern tiling to all walls, down lights to the ceiling, heated towel rail, wood effect laminate flooring and a uPVC double glazed window to the rear aspect.



## OUTSIDE

## GARDENS

The property stands away from the road with a small walled boundary to the front and open access driveway which is red brick paved and provides ample off road parking for several vehicles. Feature shingle area and fenced side boundaries with double wooden gated leading to the side of the property and to the rear garden. The rear garden is a great size and has fenced and hedge boundaries, dual aspect patio areas, one of which is paved and the rear being laid with shingle, lawn and timber shed.



## GARDENS

Additional Photograph



## GARDENS

Additional Photograph



## 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

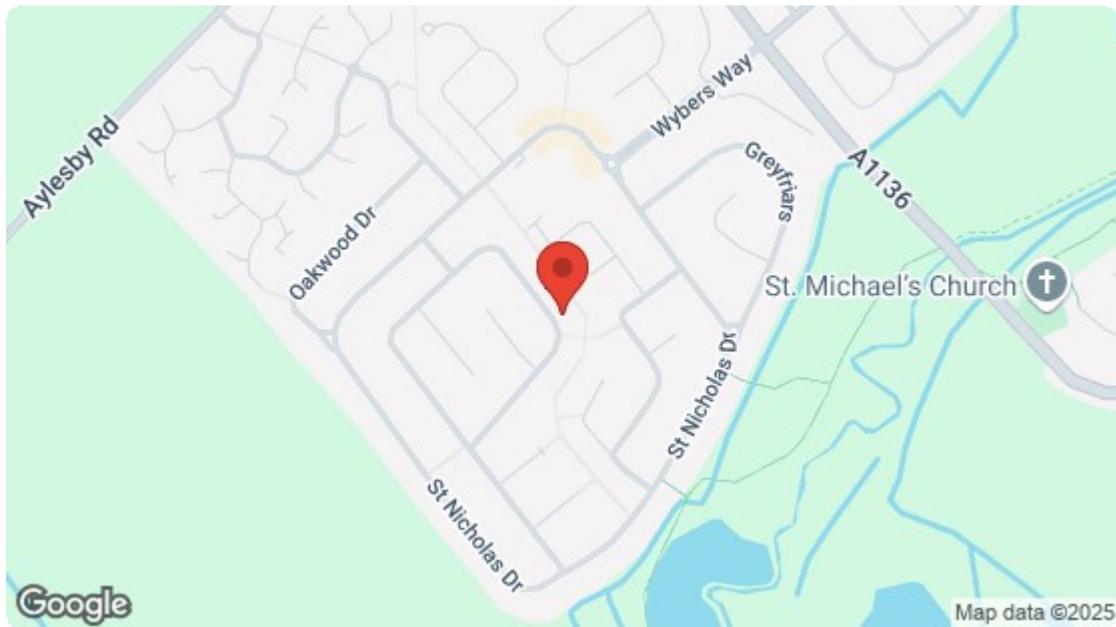
## GROUND FLOOR

## 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 operability or efficiency can be given.

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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.