JoyWalker

ESTATE AGENTS

19A Cheapside

Waltham, Grimsby, North East Lincolnshire DN37 0HF

A very well presented and deceptively spacious is this TWO BEDROOM SEMI DETACHED BUNGALOW which is located in the heart of the village within easy walking distance of shops, restaurants and regular bus services. The accommodation incudes: L shaped entrance hall, a bright and airy lounge, a modern well fitted kitchen/breakfast room, utility area and a small sun room plus two bedrooms and a contemporary styled shower room/wc. Gas central heating system. Double glazing. Detached garage. Front and rear gardens. NO FORWARD CHAIN.

- SEMI DETACHED BUNGALOW
- CLOSE TO VILLAGE TO CENTRE
- LOUNGE
- KITCHEN/BREAKFAST ROOM
- TWO BEDROOMS
- SHOWER ROOM/WC
- SUN ROOM
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- BRICK GARAGE

£179,950

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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SIDE ENTRANCE PORCH

Approached via double glazed entrance door which in turn has a single glazed timber door which leads into the:-

ENTRANCE HALL

L shaped entrance hall having laminate flooring and radiator.

LOUNGE (FRONT)

11'0" x 13'6" (3.36 x 4.14)

This lovely bright and sunny lounge has a double glazed window to the front elevation, radiator and a modern oak style fire surround which is inset with a gas fire.

LOUNGE

KITCHEN/BREAKFAST ROOM

15'5" x 10'4" (4.72 x 3.17)

This contemporary style room is fitted with a superb range of grey base and wall cupboards incorporating an electric double oven, hob with an extractor fan above plus a built in fridge/freezer and a slimline dishwasher. The contrasting dark work surfaces are inset with resin sink unit having matching splash backs. Vinyl flooring. Double glazed window and door. Radiator. Cupboard housing the hot water cylinder. Ample space for breakfast table and chairs.

KITCHEN/BREAKFAST ROOM

KITCHEN/BREAKFAST ROOM

UTILITY PORCH

Fitted with a work surface with space beneath for tumble dryer etc and having a uPVC door leading out onto the rear garden.

SUN ROOM

8'2" x 6'2" (2.49 x 1.88)

Access via the utility porch or through double glazed french doors from the garden is this cozy sun/reading room.

BEDROOM 1 (FRONT)

10'11" x 10'4" (3.33 x 3.17)

Fitted with a superb range of floor to ceiling grey wardrobes one having a mirrored front, double glazed window and radiator.

BEDROOM 1

BEDROOM 2 (REAR)

8'11" x 6'11" (2.72 x 2.13)

Used by the current owner as a small sitting room and has a double glazed window and radiator.

SHOWER ROOM/WC

5'2" x 6'3" (1.58 x 1.92)

This modern shower room is fitted with a vanity unit including a vanity unit and a concealed wc together with a walk in shower area having a glass screen to the front. Heated towel rail. Inset spot lights. Water proof wall boarding to the walls. Double glazed window.

OUTSIDE

DETACHED GARAGE

16'0" x 8'0" (4.90 x 2.45)

Two aluminum doors to the front.

THE GARDENS

The property stands in both front and rear gardens, the fore garden is set behind a small brick wall with wrought iron gates leading onto the driveway which provides off road parking and leads to the garage at the rear. This garden is gravelled and inset with mature bushes and the enclosed rear garden is paved for ease of maintenance edged with raised planted boarders.

THE GARDENS

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

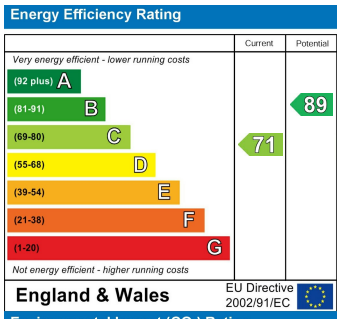
Council Tax Band - B
EPC - C

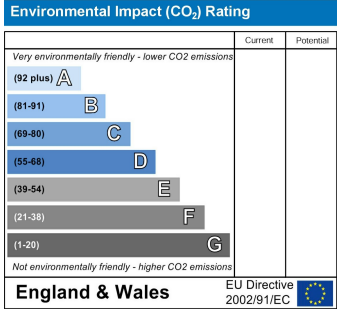
VIEWING ARRANGEMENTS

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





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.