Joy Walker

ESTATE AGENTS



91 Waterside Drive

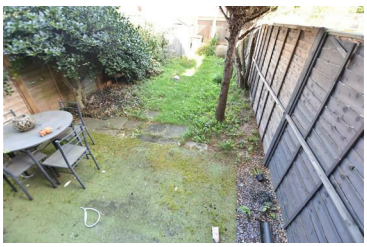
Grimsby, North East Lincolnshire DN31 1RY

Joy Walker Estate Agents are pleased to offer for sale this well-positioned property on Waterside Drive, Grimsby, ideally situated close to the town centre and offering convenient access to a range of local amenities, shops, schools and transport links. The property is offered for sale with NO FORWARD CHAIN, making it an ideal choice for first-time buyers, couples or investors. The accommodation briefly comprises an entrance porch, welcoming hallway, kitchen and spacious lounge/diner featuring an open-plan staircase leading to the first floor. Upstairs there are two bedrooms and a family bathroom. Externally, the property benefits from an enclosed rear garden with paved patio area, together with allocated parking. Early viewing is highly recommended to appreciate the location and accommodation on offer.

- POPULAR WATERSIDE DRIVE LOCATION
- CLOSE TO GRIMSBY TOWN CENTRE
- NO FORWARD CHAIN
- TWO BEDROOMS
- SPACIOUS LOUNGE/DINER
- OPEN-PLAN STAIRCASE
- SEPARATE KITCHEN
- FAMILY BATHROOM
- ENCLOSED REAR GARDEN WITH PAVED PATIO
- ALLOCATED PARKING







Offers Around £90,000

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

www.joywalker.co.uk

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.

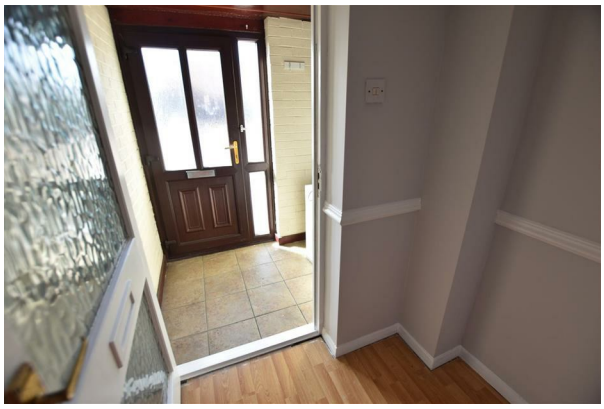
MEASUREMENTS
All measurements are approximate.

ACCOMMODATION
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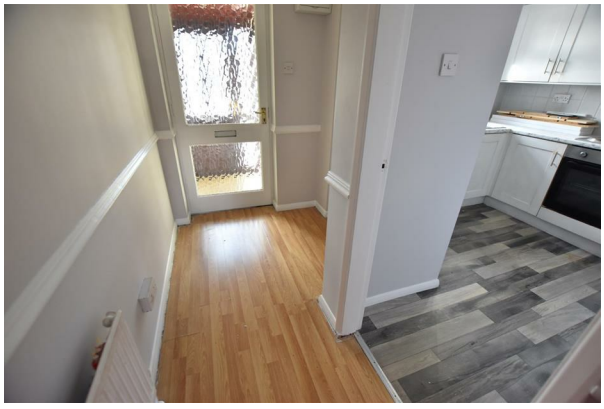
GROUND FLOOR
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ENTRANCE
Accessed from the front via a double-glazed door with a side-light panel, leading into the porch.

PORCH
The handy porch is a generous size, offering ample space to double as a useful utility area. It features tiled flooring and a glazed wooden door leading through to the hallway.



HALLWAY
Featuring wood-effect laminate flooring, a dado rail and radiator, with doors leading to the kitchen and lounge.



KITCHEN
9'1" x 8'2" (2.77 x 2.51)
The kitchen is fitted with a range of wall and base units, providing ample storage and incorporating an integrated fridge, built-in electric oven and hob with extractor hood over. The work surfaces feature an inset stainless-steel sink and drainer, with space beneath for a washing machine. Tiled splashbacks complement the units, while additional features include vinyl flooring, a double-glazed window and radiator.



LOUNGE

14'9" x 13'0" (4.51 x 3.98)

The spacious lounge/diner features double-glazed French doors with adjoining side-light windows, providing access to the garden. The room benefits from newly laid carpeting and an open-plan staircase with carpeted steps and a white spindle balustrade leading to the first floor.



LOUNGE



FIRST FLOOR

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FIRST FLOOR LANDING

Continuing with carpeted flooring, the landing also benefits from a large airing cupboard housing the wall-mounted boiler.



BEDROOM ONE

13'0" x 12'0" (3.98 x 3.67)

The master bedroom benefits from a double-glazed window overlooking the rear aspect, newly laid carpeted flooring and a radiator.



BEDROOM ONE



BEDROOM TWO

11'6" x 5'8" (3.53 x 1.73)

The second bedroom features a double-glazed window overlooking the front aspect, newly laid carpeted flooring and a radiator, along with access to the loft via a ceiling hatch.



BATHROOM

7'1" x 5'7" (2.16 x 1.72)

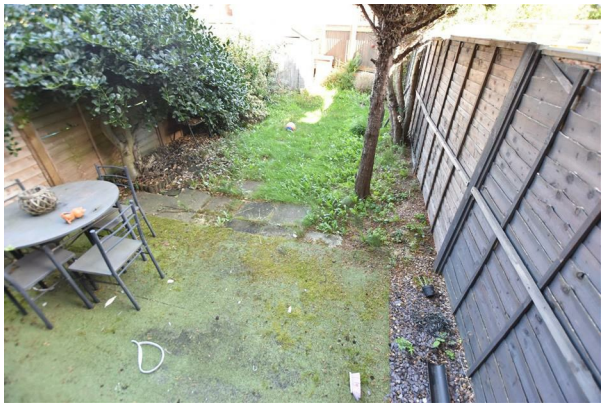
The bathroom benefits from a white three-piece suite comprising a panelled bath with an electric shower over and glazed shower screen, pedestal wash hand basin and low-flush WC. The room is finished with partially tiled walls and tiled-effect vinyl flooring, complemented by a radiator, wall-mounted cupboard, extractor fan and a double-glazed window overlooking the front aspect.



OUTSIDE

THE GARDENS

The front garden is laid with slate for ease of maintenance and provides ample space for a bin store, with a paved pathway leading to the property. The enclosed rear garden is predominantly laid to lawn, with mature planting to the borders, a paved patio area and a timber shed.



FRONT GARDEN



PARKING
Two allocated parking spaces.

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.

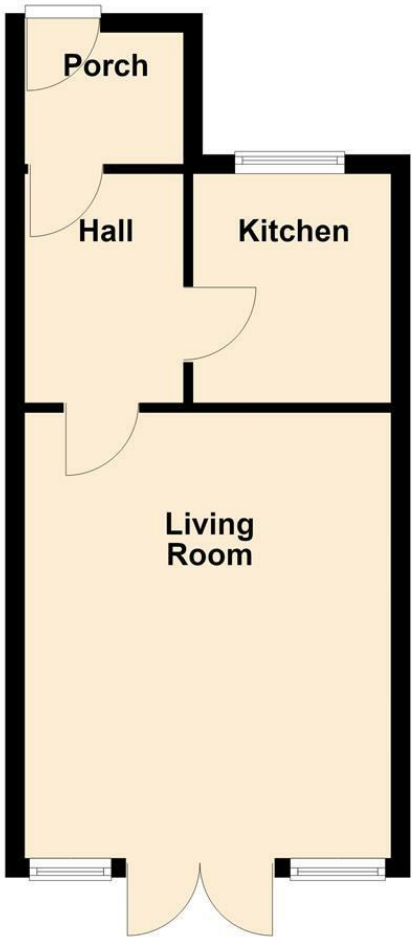
COUNCIL TAX BAND & EPC RATING
Council Tax Band - A
EPC -

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

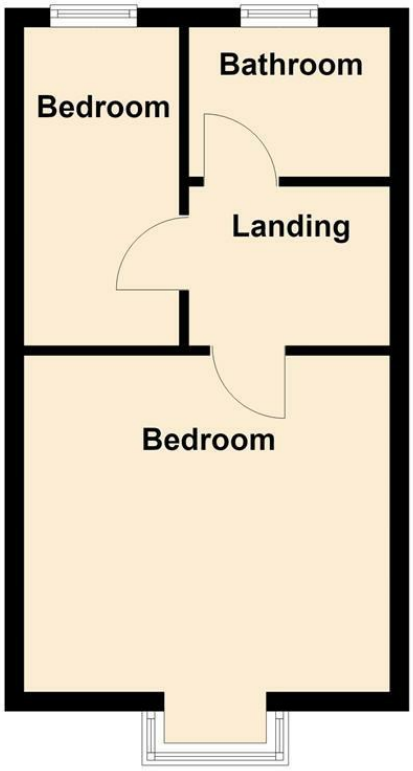
Ground Floor

Approx. 30.2 sq. metres (325.0 sq. feet)

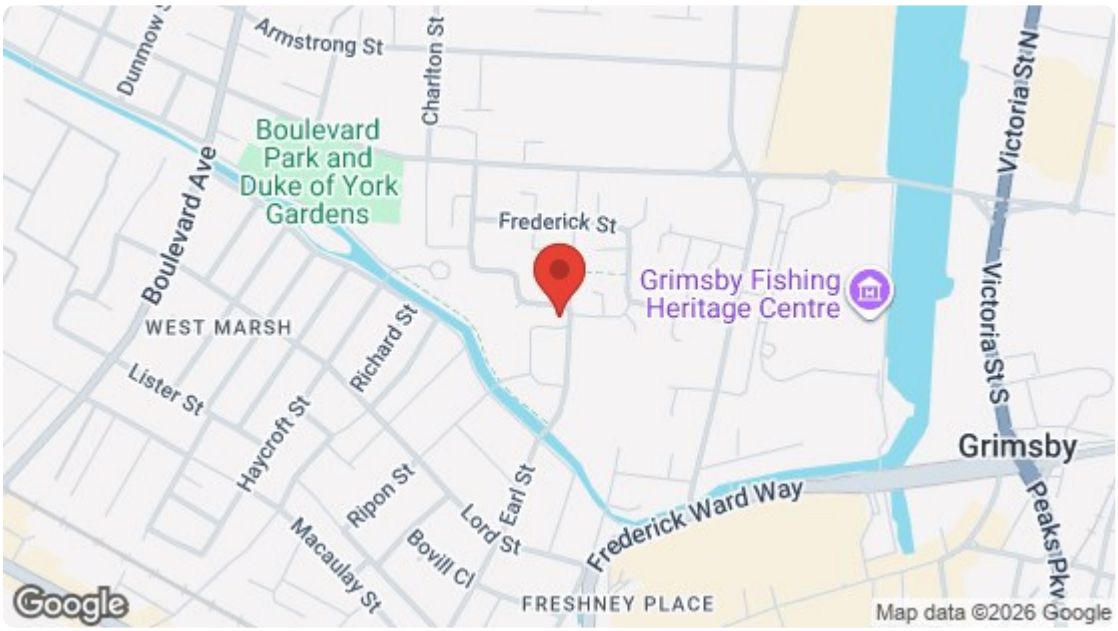


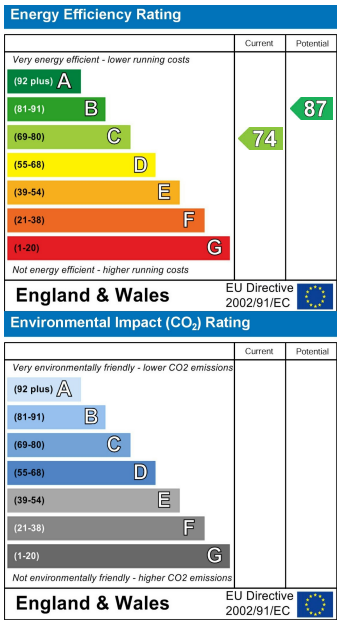
First Floor

Approx. 27.2 sq. metres (292.5 sq. feet)



Total area: approx. 57.4 sq. metres (617.4 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.