



1 Elder Road Grimsby, DN34 4GD

Situated on this modern development known as Freshney Green which is located directly off Yarborough Road ideal for local amenities including shops, schools and within easy access of Grimsby town centre is this superb THREE / FOUR BEDROOM linked detached house. The certainly deceptive and smartly presented accommodation offers :- entrance hall, lounge, kitchen, dining room, cloakroom, main bedroom with en suite shower room, two further bedrooms and a study, shower room. Low maintenance gardens, the rear having a useful garden room ideal for outside living. Driveway providing off street parking. Electric heating system, SOLAR PANELS and double glazing. Early viewing is highly recommended to fully appreciate this wonderful home.

£195,000

- SUPERB MODERN LINKED DETACHED HOUSE
- THREE / FOUR BEDROOMS
- LOUNGE
- DINING KITCHEN
- DINING ROOM
- CLOAKROOM
- EN SUITE SHOWER ROOM
- FAMILY SHOWER ROOM
- GARDEN ROOM
- DRIVEWAY



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 HALL

Approached via a double glazed entrance door to the side. Tiled floor. Staircase to the first floor with feature wall and wall mounted hand rail. Radiator.



LOUNGE

15'4 x 8'3 (4.67m x 2.51m)

Featuring a modern wall mounted electric fire. Double glazed bay window to the front with an additional double glazed window to the side. Tiled flooring. Radiator.



LOUNGE

Additional photo



DINING KITCHEN

15'2 x 10'5 (4.62m x 3.18m)

Fitted with a range of modern wall and base units in a striking yellow finish with contrasting work surface and matching upstands, one and a half bowl sink unit with mixer tap. Built in electric oven and hob with extractor unit over and washing machine. Central island unit. Tiled floor. Double glazed windows to the side and rear aspects. Double glazed French doors to the rear give access to the outdoor garden room. Radiator. Open plan to the dining room.



DINING KITCHEN

Additional photo



DINING KITCHEN

Additional photo



CLOAKROOM

Fitted with a low flush w/c and wash hand basin. Radiator. Tiled floor.

DINING ROOM

19'5 x 8'2 (5.92m x 2.49m)

Double glazed windows to the front and rear. Tiled floor. Radiator. Down lights to the ceiling.



DINING ROOM

Additional photo



FIRST FLOOR

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LANDING

Built in storage cupboard.

BEDROOM 1

13'1" x 12'6" (4.00m x 3.83m)

Double glazed window to the side and rear. Radiator.



BEDROOM 1

Additional photo



BEDROOM 1

Additional photo



EN SUITE SHOWER ROOM

5'5 x 4'9 (1.65m x 1.45m)

Fitted with fully tiled corner shower cubicle with mains supply shower. Wash hand basin inset into dedicated vanity unit and low flush w/c. Fully tiled walls. Double glazed window to the side. Radiator.



BEDROOM 2

17' x 8'3 (5.18m x 2.51m)

Double glazed windows to the front and side. Radiator.



BEDROOM 2

Additional photo



BEDROOM 3

10'1 x 7'8

Double glazed windows to the front. Radiator.



STUDY / BEDROOM 4

9' x 7'7" (2.74m x 2.31m)

Double glazed windows to the rear. Radiator.



SHOWER ROOM

8'3" x 5'6" (2.52m x 1.7m)

Fitted with fully tiled corner shower cubicle with mains supply shower. Wash hand basin inset into dedicated vanity unit and low flush w/c. Fully tiled walls. Double glazed window to the rear. Radiator.



SHOWER ROOM

Additional photo



OUTSIDE



GARDENS

The front garden has been paved with wrought iron railings and access gate. A block paved area with planted beds to the side. Double timber gates give access to the rear garden and driveway. The rear garden is low maintenance being paved with block border detail, raised bed having ornamental plants and shrubs. Fabulous garden room ideal for outside living. Boundaries are fenced with timber access gate. External power points and lighting. Outside tap. Garden shed.



GARDENS

Additional photo



GARDENS

Additional photo



DRIVEWAY

Additional photo



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

Council Tax Band B

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	94
(81-91) B		
(69-80) C		
(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 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.