



20 Welbeck Road Grimsby, North East Lincolnshire DN34 5NJ

Ideal for First Time Buyers is this deceptively spacious THREE BEDROOM MID TERRACE HOUSE. The property being sold with vacant possession and has the benefit of a SOUTH FACING REAR GARDEN. The well presented accommodation includes: Entrance hall, lounge, excellent sized dining kitchen with access into a good sized utility room. To the first floor there are three bedrooms and a shower room/wc. Gas central heating system. Double glazing. Newly decorated with new floor coverings in most rooms. Front and enclosed rear gardens.

£120,000

- POPULAR LOCATION CLOSE TO ALL AMENITIES
- MID TERRACE HOUSE
- LOUNGE
- LARGE DINING KITCHEN
- UTILITY ROOM
- THREE BEDROOMS
- SHOWER ROOM/WC
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- NO CHAIN



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.

ACCOMMODATION

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MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

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ENTRANCE HALL

Approached via a wooden entrance hall, newly laid vinyl flooring, radiator and staircase leads up to the first floor.

LOUNGE (FRONT)

14'7" max x 13'4" (4.47 max x 4.07)

Having a double glazed bay window to the front elevation, radiator and an exposed hand painted fire surround.



LOUNGE



DINING KITCHEN

17'10" max reducing 9'3" x 16'8" (5.45 max reducing 2.84 x 5.09)

This L shaped dining kitchen is fitted with a newly laid vinyl floor throughout and radiator. Double glazed window to the rear elevation plus two single glazed internal windows. The kitchen area is fitted with a range of cream and purple high gloss base and wall cupboards incorporating an electric oven, hob with an extractor fan above. The contrasting work surfaces are inset with a black resin sink unit. The kitchen has complementary tiled walls.



DINING KITCHEN



UTILITY ROOM

10'3" x 5'1" (3.13 x 1.56)

This useful utility room again has a newly laid vinyl floor, radiator and plumbing for an automatic washing machine. Double glazed window and door.



FIRST FLOOR

LANDING



BEDROOM ONE

11'5" x 10'6" (3.49 x 3.22)

Double glazed window, radiator and fitted with a grey carpet.



BEDROOM 2

10'7" x 9'4" (3.23 x 2.87)

Double glazed window, radiator and fitted with a grey carpet. Floor to ceiling cupboard which houses the Vailant gas fired boiler.



BEDROOM 3

6'7" x 5'7" (2.03 x 1.71)

Double glazed window, radiator and fitted with a grey carpet.



SHOWER ROOM/WC

5'3" x 5'8" (1.62 x 1.74)

Fitted with a corner shower cubicle having glass fronted door and Aqua type wall boarding, a vanity unit comprising a recessed sink with cupboards below and a low flush wc. The remainder of the walls are tiled together with a tongue and groove ceiling inset with spot lights. Double glazed window. Radiator.



OUTSIDE

FRONT & REAR GARDENS

The stands in both front and rear gardens, the fore garden is concreted edged with two toned brick blocks. The enclosed south facing rear garden again is paved for ease of maintenance and edged with borders. Rear pedestrian access. Included in the sale is the garden shed.



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

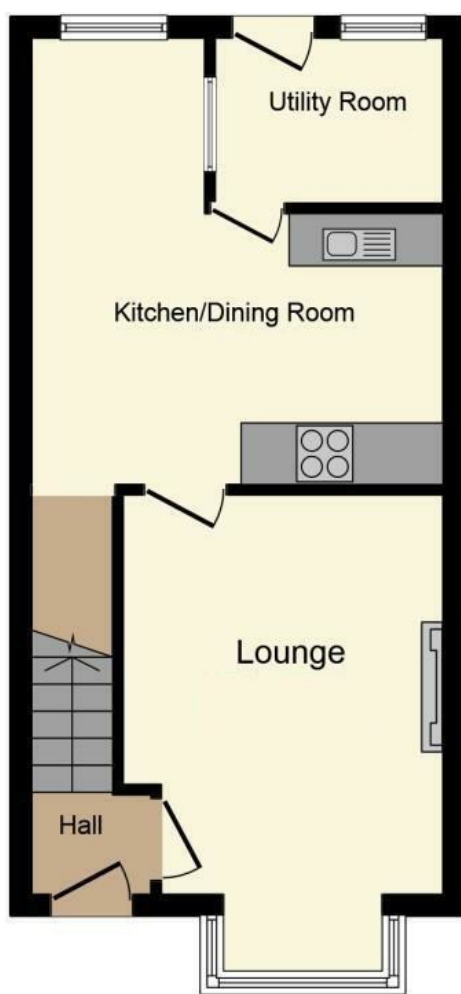
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

COUNCIL TAX BAND & EPC RATING

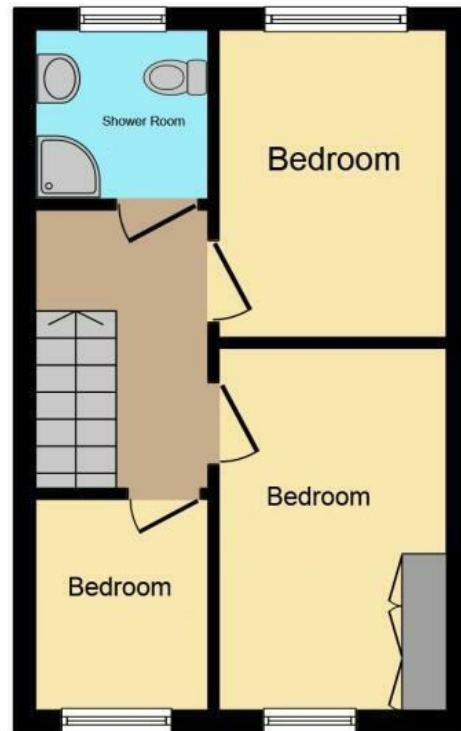
Council Tax Band -
EPC - D

OPENING TIMES

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



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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.