



1 Abbey Drive West, Grimsby, North East Lincolnshire, DN32 0HH
£275,000

Key Features:

- Semi Detached Period Property
- Four Double Bedrooms
- Two Bathrooms (One En-Suite)
- Two Reception Rooms
- Open Plan Modern Kitchen/Breakfast Room
- Downstairs Cloaks/WC
- Rear Garden With Garage/Coach House

A traditional four bedroom home found in this highly regarded area of Grimsby, a short walk from the town centre, People's Park, private schools and colleges. Featuring period charm and character, the property offers excellent family sized accommodation, comprising; entrance hall, a bay fronted lounge, formal dining room, open plan modern fitted kitchen/breakfast room, a separate dining area, and downstairs cloaks/wc. First floor master bedroom with en-suite, three further double bedrooms and a family bathroom. Established gardens to the front and rear and detached garage/coach house.



ENTRANCE PORCH

Front entrance to the property featuring original Minton floor tiles. Access to:-

ENTRANCE HALLWAY

Welcoming entrance to the property featuring black and white chequered floor tiles and Lincrusta wall panelling. Staircase with spindle balustrade and understairs storage recess.

LOUNGE

17'5" x 12'4" (5.33 x 3.76)

Featuring a classic Italian limestone fireplace with inset coal effect gas fire. Front aspect bay with sash windows and a further side aspect window.

DINING ROOM

15'3" x 10'3" (4.66 x 3.14)

Formal dining room, with side and rear aspect windows.

KITCHEN/BREAKFAST ROOM

29'0" x 10'11" (8.86 x 3.34)

Newly installed in 2020, featuring a range of pale grey shaker style units, contrasting granite work surfaces incorporating a Belfast sink, and space for a range cooker and American style fridge/freezer. Unit housing the gas central heating boiler. Sitting area with fireplace, and original sash window to side aspect. Tiled floor throughout.

DINING AREA

8'3" x 7'2" (2.53 x 2.19)

With continued tiled floor, and patio doors to the rear

SIDE ENTRANCE LOBBY

With access to the cloakroom.

FIRST FLOOR LANDING

Split level landing with continued Lincrusta wall panelling.

BEDROOM 1

14'10" x 12'2" (4.54 x 3.73)

Master bedroom with fitted mirrored wardrobes, further double wardrobe, and two front aspect sash windows.

EN-SUITE BATHROOM

9'6" x 5'2" (2.92 x 1.60)

Fitted with a shower enclosure, bath, pedestal basin and wc. Front aspect sash window.

BEDROOM 2

15'5" x 10'5" (4.70 x 3.18)

With a rear aspect sash window.

BEDROOM 3

11'2" x 10'7" (3.41 x 3.25)

Currently fitted out as a study/home office, with wardrobes, and a side aspect sash window.

BEDROOM 4

10'8" x 7'8" (3.26 x 2.36)

With a side aspect sash window

FAMILY BATHROOM

7'9" x 7'4" (2.37 x 2.26)

Fitted with a traditional style suite comprising a roll top bath with claw feet, pedestal basin and wc. Heated towel rail. Side aspect sash window.

OUTSIDE

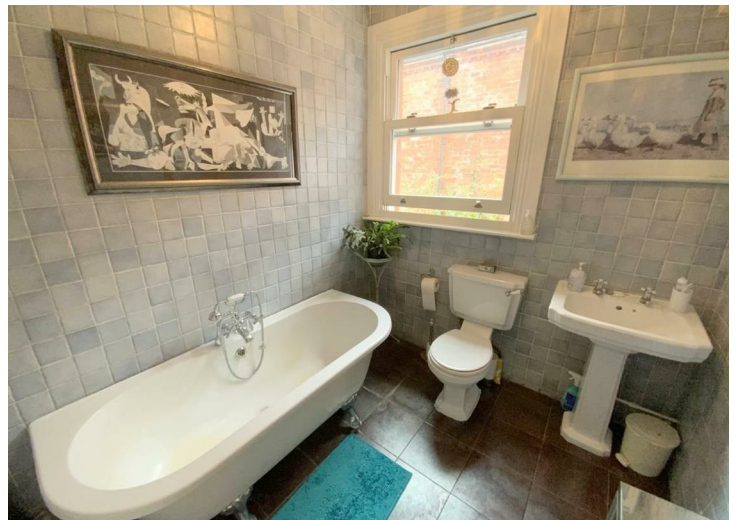
The property has gardens to the front and rear, with gated side access, and detached garage/coach house. (Vehicular access to coach house via Abbey Road).

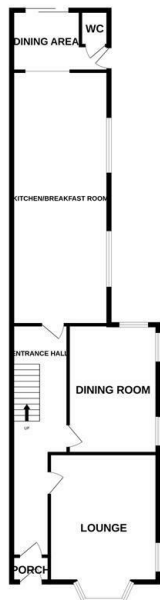
TENURE

FREEHOLD


COUNCIL TAX BAND

C





While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, corridors, stairs and any other parts are approximate and the 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. Based on Metering 02/03

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore