



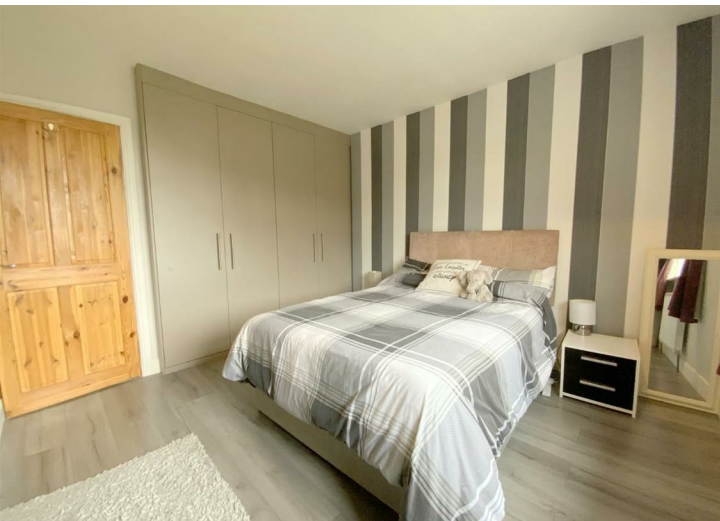
50 Beverley Crescent, Grimsby, North East Lincolnshire, DN32 9TD
£155,000

Key Features:

- Three Bedroom Semi Detached
- Popular Area - A Short Distance To Central Cleethorpes
- Spacious Dual Aspect Living Room
- Three Good Sized Bedrooms
- Modern Bathroom
- Ample Off Road Parking
- Rear Garden With Storage Outbuildings/WC
- Ideal First Time Purchase/Rental Investment

A well presented three bedroom semi detached home found in this popular area off Weelsby Road, ideally located for easy access to both central Grimsby and Cleethorpes. An ideal first time purchase or buy to let investment, the accommodation offers:- a front entrance hall, a spacious dual aspect lounge/dining room, kitchen, first floor - three good sized bedrooms including the master bedroom featuring a large range of modern fitted storage, and a fully refurbished family bathroom.

Externally, a full width driveway to the front provides ample off road parking, and to the rear is an enclosed garden with storage outbuildings/WC. Viewing Highly Recommended.



ENTRANCE HALLWAY

Front entrance to the property, with staircase to the first floor.

LOUNGE/DINING ROOM

20'4" x 12'4" (6.20 x 3.76)

A spacious dual aspect living room, having a bow window to the front and further window overlooking the rear garden. With fireplace incorporating an electric stove.

KITCHEN

11'0" x 10'1" (3.36 x 3.08)

Comprising of wall and base units, work surfaces with inset stainless-steel sink, freestanding cooker, plumbing for a washing machine and space for further appliances. Built-in storage cupboard and pantry. Rear aspect window, and access to the rear garden.

FIRST FLOOR LANDING

With a side aspect window.

BEDROOM 1

12'9" x 12'2" (3.91 x 3.72)

To rear aspect, featuring a range of modern fitted wardrobes/drawers.

BEDROOM 2

11'2" x 10'1" (3.42 x 3.09)

A second double bedroom to rear aspect. With a built-in storage cupboard housing the gas central heating boiler, and access to the loft via a drop down ladder.

BEDROOM 3

11'5" x 7'0" (3.48 x 2.14)

A good sized single bedroom to front aspect.

BATHROOM

6'5" x 5'7" (1.97 x 1.72)

A fully tiled bathroom, fitted with a modern vanity sink unit, concealed cistern wc, and panelled bath with electric shower over. Full height matching storage cupboard. Heated towel rail. Obscure glazed window. Additional loft access.

OUTSIDE

The property is approached by a full width driveway - partially gravelled, providing off road parking for up to three vehicles. Side access leads to the rear garden which is mainly laid to lawn with a paved patio area, and useful brick outbuildings/workshop/wc.

COUNCIL TAX BAND

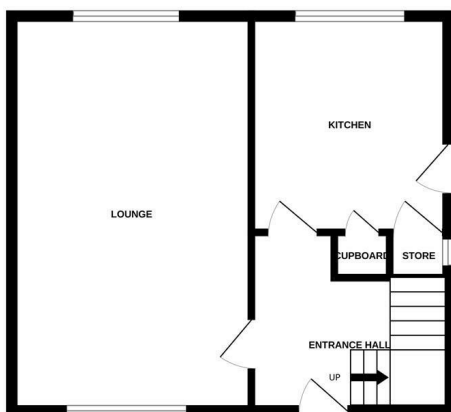
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TENURE

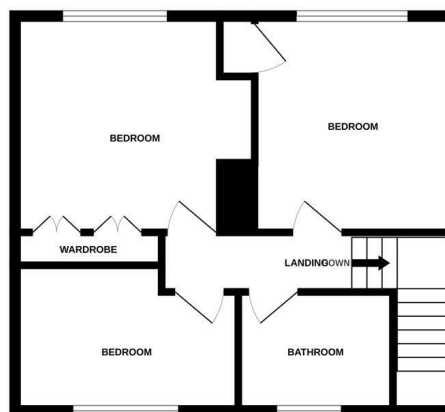
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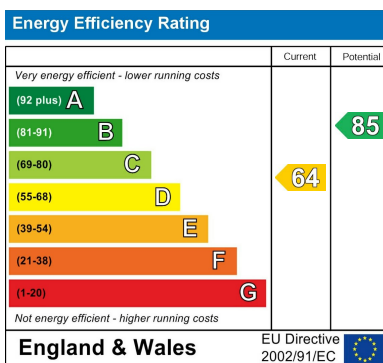
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no 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.
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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

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