



1 Salisbury Drive, Waltham, North East Lincolnshire, DN37 0BY
£140,000

Key Features:

- RENOVATION PROJECT
- Three Bedroom Semi Detached
- Spacious Corner Plot
- Excellent Potential
- Popular Village Location
- No Forward Chain
- VIDEO VIEWING AVAILABLE

A three bedroom semi detached home situated off Barnoldby Road in the highly regarded village of Waltham. Set on a spacious corner position, the property offers excellent potential throughout and is attractively priced to allow for complete modernisation and refurbishment. The accommodation comprises:- a front entrance hall, dual aspect lounge, kitchen, three first floor bedrooms, bathroom and separate wc. Offered for sale with No Forward Chain.



ENTRANCE HALL

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

LOUNGE

18'2" x 10'11" (5.55 x 3.34)

A dual aspect lounge overlooking the front and rear of the property.

KITCHEN

10'8" x 10'0" (3.27 x 3.07)

Fitted kitchen with access to understairs storage, and pantry. Rear aspect window and access to the side of the property.

FIRST FLOOR LANDING

With a rear aspect window and access to the loft.

BEDROOM 1

12'2" x 10'0" (3.73 x 3.07)

To front aspect, with a built-in storage cupboard.

BEDROOM 2

10'11" x 9'4" (3.34 x 2.87)

A second double bedroom to front aspect.

BEDROOM 3

8'4" x 7'9" (2.56 x 2.37)

To rear aspect, with a built-in storage cupboard.

BATHROOM

5'6" x 4'10" (1.69 x 1.49)

Fitted with a pedestal basin and panelled bath with electric shower over. Opaque rear aspect window.

WC

4'10" x 2'5" (1.49 x 0.74)

Fitted with a high level wc. Opaque rear aspect window.

OUTSIDE

Set on a wide corner position, the gardens are predominantly to the front/side of the property, with attached storage outhouse.

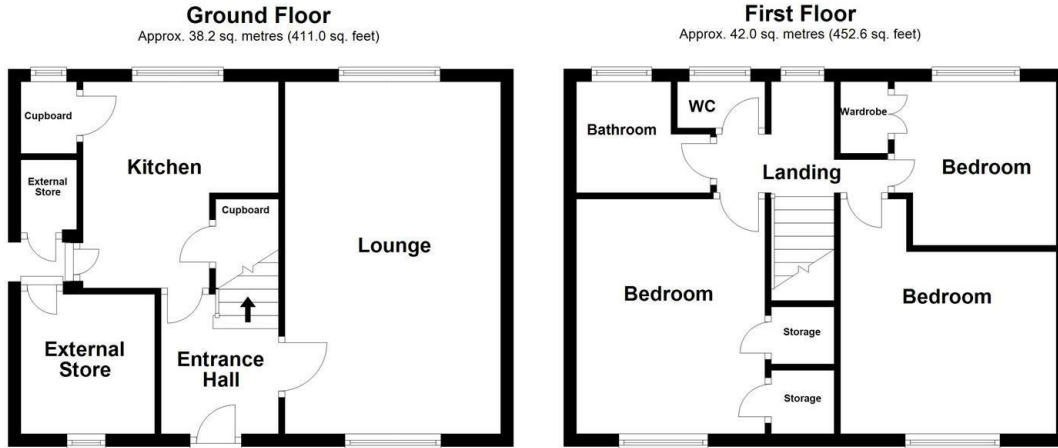
TENURE

FREEHOLD

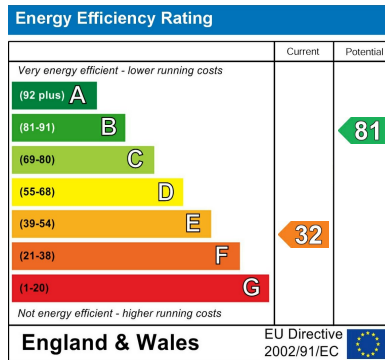
COUNCIL TAX BAND

A





Total area: approx. 80.2 sq. metres (863.5 sq. feet)



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

