



14 Salisbury Avenue, Waltham, North East Lincolnshire, DN37 0BX
£160,000

Key Features:

- RENOVATION PROJECT
- Three Bedroom Semi Detached
- Popular Village Location
- Ideal First Time Buy
- Excellent Potential
- Generously Sized Rear Garden
- Off Road Parking
- No Forward Chain

A superb opportunity, a double fronted semi detached property situated off Barnoldby Road in the highly regarded village of Waltham. Ideally located a short distance from local amenities and within catchment of popular schools.

An ideal first time purchase, offering good sized accommodation and boasting a generously sized garden - presenting excellent potential to modernise and put your own stamp on.

Comprising:- entrance hall, dual aspect lounge, open plan kitchen diner, three first floor bedrooms and a shower room. Viewing Highly Recommended...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, with patio door opening onto the rear garden.

KITCHEN

13'3" x 10'9" (4.04 x 3.28)

Comprising of fitted wall and base units, sink/drain, plumbing for a washing machine and space for further appliances. Wall mounted gas central heating boiler. Understairs storage cupboard. Rear aspect window and access to the side of the property. Open access to:-

DINING AREA

6'10" x 6'9" (2.10 x 2.07)

With a front aspect window.

FIRST FLOOR LANDING

With a rear aspect window and access to the loft.

BEDROOM 1

12'4" x 9'11" (3.76 x 3.04)

To front aspect, with two built-in storage cupboards.

BEDROOM 2

10'11" x 9'4" (3.33 x 2.87)

A second double bedroom to front aspect.

BEDROOM 3

8'4" x 7'8" (2.55 x 2.35)

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

SHOWER ROOM

10'0" x 5'6" (3.07 x 1.69)

Measurements include WC recess.

Fitted with a shower enclosure, pedestal basin and wc.

Two opaque windows to rear aspect.

OUTSIDE

The property is garden fronted with a driveway and gated side access. Offering endless possibilities, the larger rear garden is mainly laid to lawn with a paved patio.

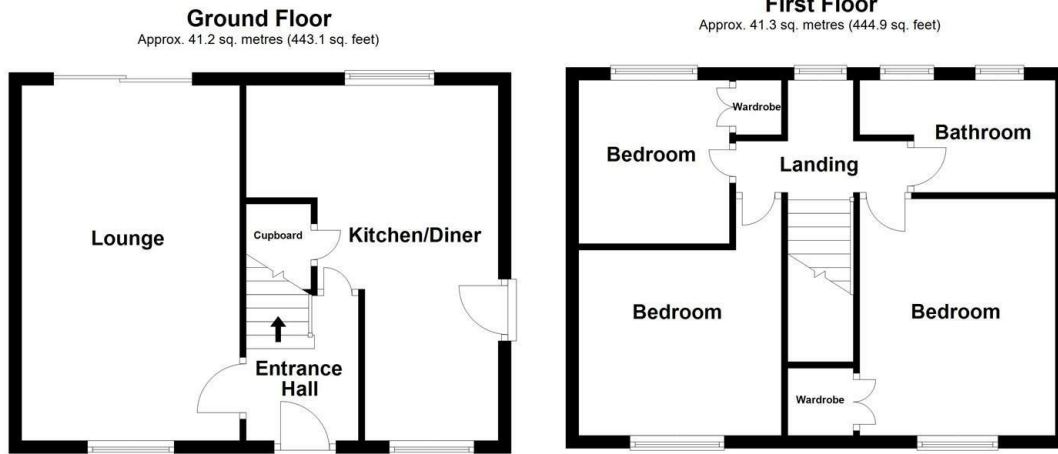
COUNCIL TAX

A

TENURE

FREEHOLD





Total area: approx. 82.5 sq. metres (888.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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

