



22 Winchester Avenue, Grimsby, North East Lincolnshire, DN33 1EH
£130,000

Key Features:

- Two Bedroom End Terrace Property
- Well Presented
- Modern Kitchen & Bathroom
- Two Double Bedrooms
- Ample Off Road Parking
- Detached Garage

A traditional bay fronted end terrace home offered for sale in this established area of Grimsby, located close to Laceby Road. Occupying a spacious corner position, the property boasts off road parking to both the front and rear as well as a detached garage. Internally, the accommodation comprises; entrance hall, lounge/dining room, kitchen, two double bedrooms and a bathroom. Set in well maintained gardens, the property enjoys a south-west facing rear aspect.



ENTRANCE HALL

With a side aspect window, built-in storage cupboard, and staircase to the first floor.

LOUNGE/DINING ROOM

22'0" x 10'10" (6.72 x 3.32)

Measured at maximum width.

A dual aspect living room having a bay window to the front and French doors opening onto the rear garden. With a decorative fire surround incorporating a coal effect gas fire, marble back and hearth.

KITCHEN

8'11" x 7'11" (2.73 x 2.43)

Fitted with modern cream gloss units and contrasting work surfaces incorporating a ceramic sink. Built-in oven, gas hob with extractor over, integrated fridge/freezer and plumbing for a washing machine. Unit housing the gas central heating boiler. Understairs storage cupboard. Rear aspect window and access to the rear garden.

FIRST FLOOR LANDING

With a side aspect window and access to the loft via a drop down ladder.

BEDROOM 1

15'1" x 11'3" (4.61 x 3.45)

Measured at maximum width.

To front aspect, featuring a bay window, and modern built-in wardrobes.

BEDROOM 2

10'11" x 10'3" (3.33 x 3.14)

To rear aspect, with modern fitted wardrobes.

BATHROOM

6'4" x 5'5" (1.95 x 1.66)

Fitted with a vanity sink unit, wc, and panelled bath with electric shower over. Heated towel rail. Rear aspect window.

OUTSIDE

The property stands on a corner position enclosed by privacy hedging to the perimeter. To the front is a block paved driveway and low maintenance garden with gravelled stone. The rear garden includes a spacious paved patio area and lawn with well stocked borders. Additional gated driveway and detached garage with vehicular access via Malvern Avenue.

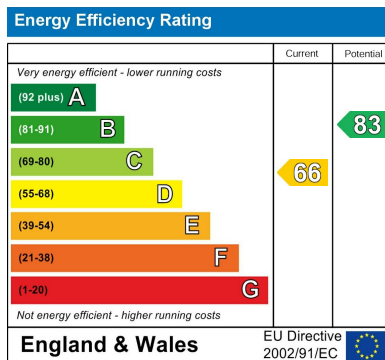
TENURE

Freehold

COUNCIL TAX BAND

A





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

