



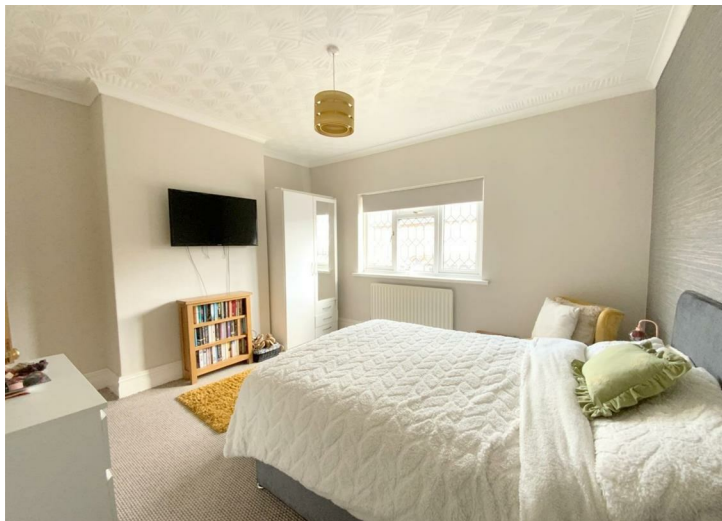
358 Heneage Road, Grimsby, North East Lincolnshire, DN32 9NH
£120,000

Key Features:

- Three Bedroom Mid Terrace Property
- Spacious & Well Presented
- Two Reception Rooms
- Downstairs Bathroom
- Three Good Sized Bedrooms
- Ideal first Time Purchase

A traditional three bedroom mid terrace home located in this established area, with easy access to both central Grimsby and Cleethorpes, and nearby local amenities and schools.

Well presented, the accommodation has been much improved by the current owner and offers an original internal layout, which comprises; entrance hall, a bay fronted lounge, dining room, kitchen, and a downstairs bathroom. The first floor landing gives access to three good sized bedrooms. Gardens to the front and rear. Viewing Highly Recommended.



ENTRANCE HALL

Front entrance to the property, featuring wood effect laminate flooring which continues into the two reception rooms. Staircase leading up to the first floor, and doors opening into:-

LOUNGE

13'10" x 10'2" (4.23 x 3.12)

A bay fronted lounge, with feature fireplace ideal for an electric stove. Continued laminate flooring.

DINING ROOM

13'6" x 11'10" (4.14 x 3.63)

To rear aspect, with fireplace incorporating an electric fire. Understairs storage cupboard, and continued laminate flooring.

KITCHEN

12'0" x 8'11" (3.68 x 2.72)

Fitted with a range of shaker style units and worktops incorporating a breakfast bar. Built-in oven, gas hob with extractor over, and space for a fridge/freezer. Side aspect window, and access to the rear garden.

UTILITY AREA

6'8" x 2'9" (2.05 x 0.85)

Providing plumbing for a washing machine, and wall mounted water boiler.

BATHROOM

5'10" x 5'9" (1.78 x 1.77)

Fitted with a vanity sink unit, wc, and panelled bath with overhead shower. Obscure glazed window.

FIRST FLOOR

BEDROOM 1

13'6" x 12'0" (4.14 x 3.67)

To front aspect, with laminate flooring.

BEDROOM 2

12'0" x 10'5" (3.66 x 3.20)

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

BEDROOM 3

12'1" x 8'11" (3.69 x 2.74)

To rear aspect, with fitted cupboard housing the gas central heating boiler.

OUTSIDE

To the rear of the property is an enclosed garden, with patio and small area of lawn.

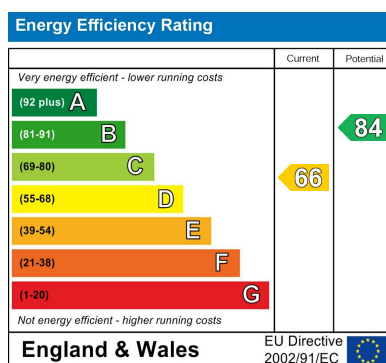
TENURE

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