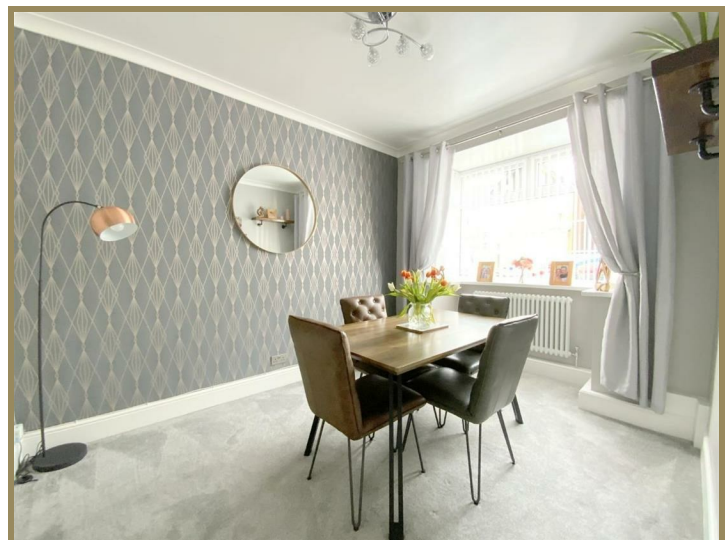




421 Weelsby Street, Grimsby, North East Lincolnshire, DN32 8BE
£105,000

Key Features:

- Mid Terrace Property
- Immaculately Presented
- Three Double Bedrooms
- Two Reception Rooms
- Modern Kitchen & Bathroom
- Garden Room

A superbly maintained three bedroom mid terrace home located in this established area, with easy access to central Grimsby and Cleethorpes. Deceptively spacious, the property offers immaculately presented accommodation featuring three double bedrooms, a separate lounge and dining room, a modern fitted kitchen and downstairs bathroom. Set in low maintenance gardens with a versatile garden room/store. Viewing Highly Recommended.



ENTRANCE HALL

Accessed via a uPVC front entrance door. Featuring decorative floor tiles, and wall panelling which continues up the stairs and onto the landing.

DINING ROOM

12'9" x 9'7" (3.89 x 2.94)

To front aspect with bay window.

LOUNGE

12'2" x 11'10" (3.73 x 3.63)

With feature panelled wall and wood effect laminate flooring. Understairs storage cupboard. Rear aspect window.

KITCHEN

12'8" x 7'7" (3.87 x 2.33)

Fitted with a range of neutral gloss units and contrasting worktops incorporating a stainless steel sink. Built-in oven, gas hob with extractor over, integrated washing machine and dryer. Unit housing the gas central heating boiler. Wood effect tiled floor. Side aspect window.

REAR ENTRANCE PORCH

With recess for an American style fridge/freezer, and continued tiled floor. Leading to:-

BATHROOM

8'2" x 7'6" (2.51 x 2.31)

A fully tiled bathroom featuring modern fitted storage incorporating a wash basin and wc, and panelled bath with shower over. Heated towel rail. Obscure glazed window.

FIRST FLOOR

BEDROOM 1

12'5" x 11'1" (3.79 x 3.38)

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

BEDROOM 2

11'11" x 9'3" (3.64 x 2.83)

To rear aspect.

BEDROOM 3

12'3" x 7'8" (3.75 x 2.34)

To rear aspect.

OUTSIDE

The property stands in paved gardens, with gated access to the rear passageway.

GARDEN ROOM

9'1" x 8'4" (2.78 x 2.56)

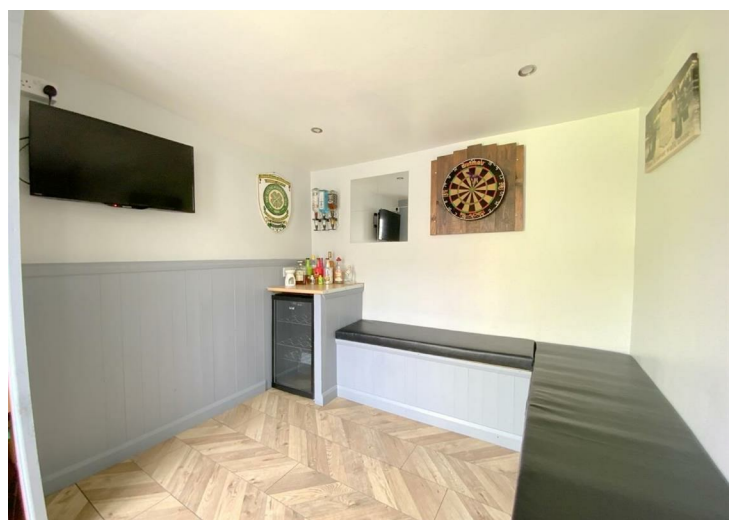
Of versatile use, currently utilised as a social bar with fitted seating.

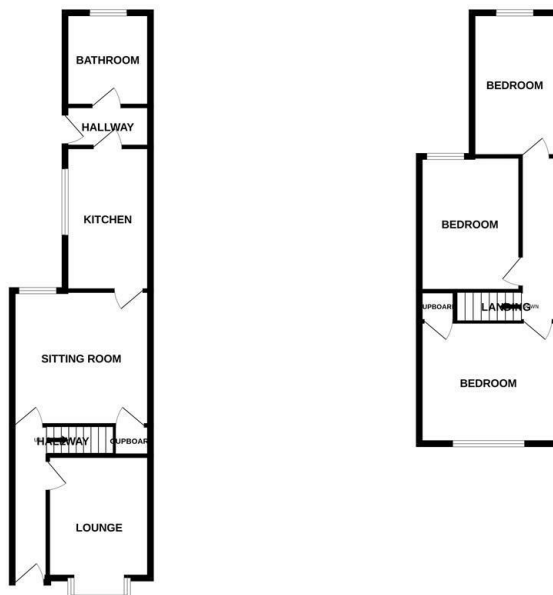
TENURE

FREEHOLD

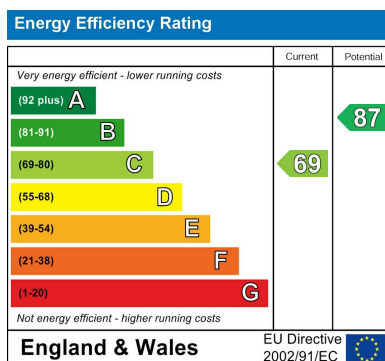
COUNCIL TAX

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While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, cupboards and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Mapplan 12/05



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