

**43 Felstead Road, Grimsby, North East Lincolnshire, DN34 4ET**  
**£149,950**

## Key Features:

- Three Bedroom Mid Terrace Property
- Extended Modern Kitchen Diner
- Dual Aspect Living Room
- Off Road Parking
- South Facing Rear Aspect

A three bedroom mid terrace home located in this established and popular area off Yarborough Road, close to local amenities, and easy access to the town centre and A180 motorway links.

The accommodation offers; a front entrance hall, dual aspect living room, a spacious modern fitted kitchen, and to the first floor are three bedrooms and a bathroom.

Outside, to the rear is a good sized garden which enjoys a south facing aspect, whilst the front of the property offers valuable off road parking



### ENTRANCE HALL

Accessed via a uPVC front entrance door. With fitted storage cupboard, and staircase to the first floor.

### LIVING ROOM

26'6" x 8'10" (8.09 x 2.71)

Of dual aspect having a bay window to the front and French doors opening onto the rear garden. With traditional style fireplace incorporating a gas fire.

### KITCHEN DINER

22'0" x 8'8" (6.72 x 2.65)

Featuring a range of modern wall and base units, and contrasting Quartz worktops with an undermounted 1.5 stainless steel sink. Built in oven/grill, induction hob with extractor over, integrated fridge/freezer, and plumbing for a washing machine. Breakfast bar. Unit housing the gas central heating boiler. Storage cupboard providing tumble dryer space. Rear aspect window, and access onto the garden.

### FIRST FLOOR LANDING

With access to the loft.

### BEDROOM 1

11'9" x 10'8" (3.60 x 3.26)

To front aspect, with a full wall of modern fitted wardrobes.

### BEDROOM 2

11'5" x 10'8" (3.50 x 3.27)

To rear aspect, with fitted wardrobes/over-bed storage.

### BEDROOM 3

8'5" x 6'11" (2.57 x 2.13)

To front aspect.

### BATHROOM

8'1" x 5'6" (2.47 x 1.69)

Fitted with a panelled bath, pedestal basin and wc. Heated towel rail. Obscure glazed window.

### OUTSIDE

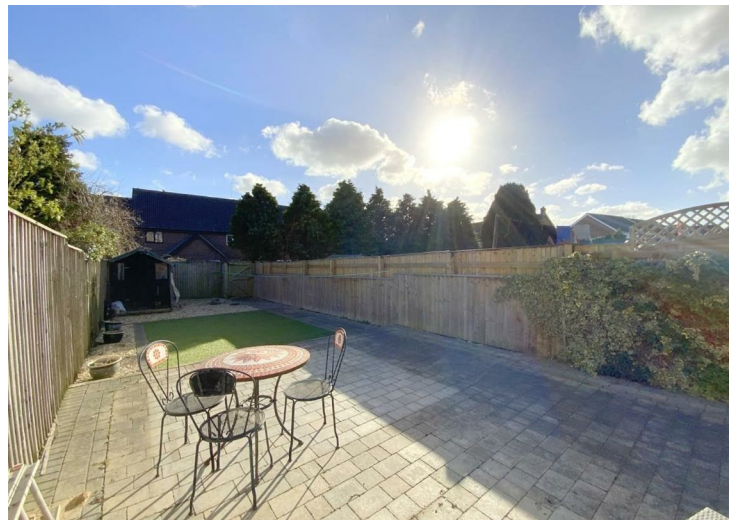
Situated in a cul de sac, the front of the property is set open plan having a double width driveway. The rear garden is of low maintenance being mainly laid to block paving and artificial lawn. Shed. Gated access to the passageway.

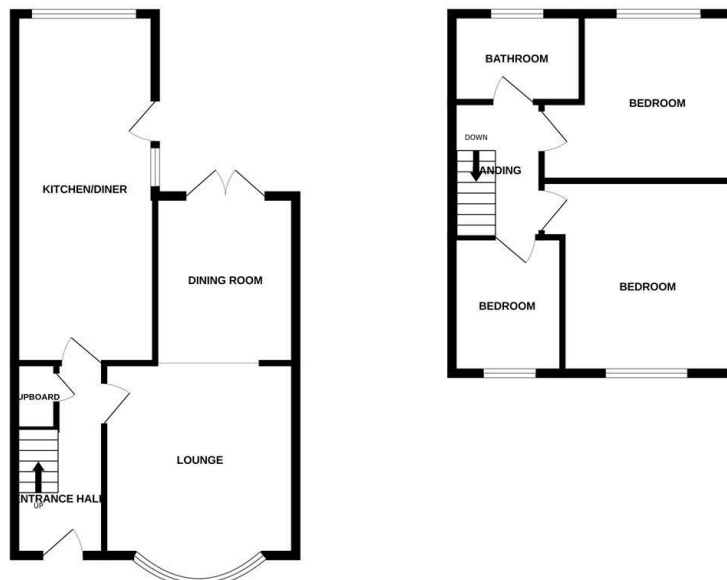
### TENURE

FREEHOLD


### COUNCIL TAX BAND

A





Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given. Made with Floorplan Cloud.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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

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