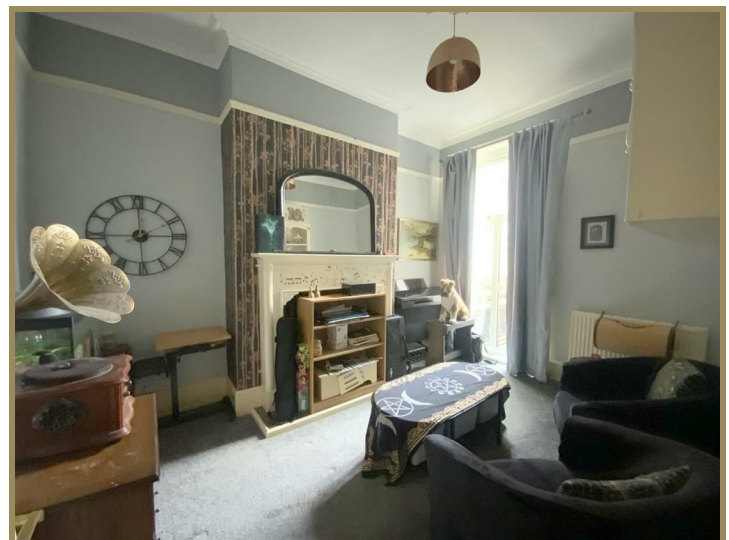




77 Legsby Avenue, Grimsby, North East Lincolnshire, DN32 0NE
£115,000

Key Features:

- Traditional Three Bedroom Mid Terrace
- Close Proximity To The Town Centre
- Deceptively Spacious
- Three Reception Rooms
- Three Good Sized Bedrooms
- Front & Rear Gardens
- No Chain

A traditional three bedroom mid terrace home located in this established area within close proximity of the town centre. The property offers ideal family sized accommodation, comprising; entrance hall, front aspect lounge, additional sitting room, spacious dining room, kitchen, and lean-to conservatory. To the first floor are three good sized bedrooms and a bathroom. Gardens to the front and rear. No Chain



ENTRANCE HALL

Front entrance to the property accessed via a uPVC door. With staircase to the first floor accommodation.

LOUNGE

12'2" x 11'5" (3.71 x 3.50)

A front aspect lounge with bow window, and feature fireplace.

SECOND SITTING ROOM

13'3" x 9'6" (4.05 x 2.92)

With feature fireplace, and full length rear aspect window.

DINING ROOM

18'1" x 9'3" (5.53 x 2.83)

A spacious dining room with a side aspect bay window, and feature fireplace.

KITCHEN

15'1" x 9'1" (4.60 x 2.79)

Comprising of traditional style wall and base units, worktops incorporating a ceramic sink, range cooker with extractor over, plumbing for a dishwasher and washing machine, and space for further appliances.

CONSERVATORY

9'2" x 5'4" (2.80 x 1.65)

With access onto the rear garden.

FIRST FLOOR LANDING

A split-level landing with access to the loft.

BEDROOM 1

15'0" x 12'2" (4.59 x 3.73)

To front aspect, with feature fireplace.

BEDROOM 2

13'3" x 9'5" (4.05 x 2.89)

To rear aspect, with feature fireplace.

BEDROOM 3

10'9" x 9'3" (3.30 x 2.83)

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

BATHROOM

6'6" x 6'2" (2.00 x 1.90)

Fitted with a vanity sink unit, concealed cistern wc, and bath with overhead shower. Heated towel rail. Obscure glazed window.

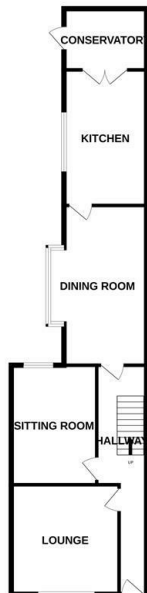
TENURE

FREEHOLD

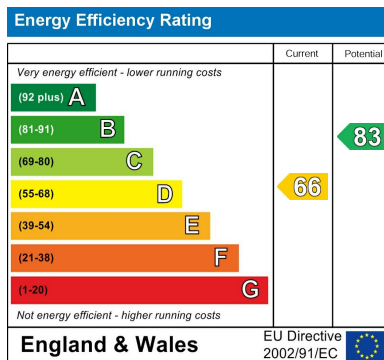
COUNCIL TAX BAND

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 current, options and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Floorplan 12000



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