



51 Lansdowne Avenue, Grimsby, North East Lincolnshire, DN32 0BX
£315,000

Key Features:

- Individual Three Bedroom Detached Property
- Generous Plot With Beautifully Maintained Gardens
- True South Facing Rear Aspect
- Spacious Accommodation Requiring Complete Modernisation
- Two Reception Rooms
- Three Double Bedrooms
- Dining Kitchen
- Downstairs Bathroom
- No Forward Chain

A unique architect designed mid-century home, set on a large plot with stunning south facing garden, located in this highly regarded area of Grimsby.

Occupied by the same family for five decades, the property now offers superb potential for complete renovation, reconfiguration, and scope for expansion (STPP). Boasting generous outdoor space, it has all the makings of a wonderful family home, situated within close proximity to popular schools, colleges, Barrett's Recreation Ground, People's Park, and just a short drive into Cleethorpes.

The accommodation includes original features, high ceilings and well-proportioned room sizes, comprising; a front entrance porch, reception hallway, cloaks/wc, rear living room, dining kitchen, separate dining room, a bathroom and third bedroom on the ground floor. The first floor landing leads to two further double bedrooms. Outside, the property offers ample driveway parking, a detached garage, and beautifully maintained established gardens. Viewing highly recommended...offered for sale with no forward chain.



ENTRANCE PORCH

Front entrance to the property accessed via glazed double doors. Internal door leading to:-

HALLWAY

17'7" x 6'3" (5.38 x 1.91)

A spacious and welcoming hallway featuring the original wood parquet floor. With a built-in storage cupboard, and return staircase to the first floor.

CLOAKROOM

4'10" x 4'4" (1.49 x 1.33)

Fitted with a pedestal hand basin, and wc. Leading to understairs storage cupboard.

LIVING ROOM

18'6" x 18'3" (5.65 x 5.57)

Overlooking the rear garden with full height windows, rear access, further side windows, and wall mounted gas fire.

DINING ROOM

13'5" x 12'10" (4.11 x 3.93)

A versatile room, with front and side aspect windows.

KITCHEN

17'1" x 11'5" (5.21 x 3.48)

Fitted kitchen comprising of wall and base units, stainless steel sink, space for appliances, and floor mounted gas central heating boiler. Side and rear aspect windows, and access onto the rear garden.

BATHROOM

9'11" x 7'2" (3.04 x 2.20)

Measured into shower enclosure.

Fitted with a large shower enclosure, bath, and pedestal basin.

Two obscure glazed windows.

BEDROOM 3

13'8" x 10'7" (4.17 x 3.23)

Located on the ground floor, with fitted wardrobes and side aspect window.

FIRST FLOOR LANDING

With access to the loft, and side aspect window at half landing level.

BEDROOM 1

16'2" x 13'7" (4.95 x 4.15)

To front aspect, with a built-in wardrobe and storage cupboard. Potential space to create an en-suite.

BEDROOM 2

15'0" x 14'0" (4.58 x 4.27)

Measured into wardrobes.

To rear aspect, with built-in wardrobes, storage/airing cupboard, and pedestal basin.

OUTSIDE

Located on the favoured south side of Lansdowne Avenue backing onto Barrett's Recreation Ground, the property is approached over a spacious driveway leading to the detached garage. The gardens are professionally maintained, being mainly laid to lawn with established beds/borders and a paved patio. Includes a summer house, shed and greenhouse.

GARAGE

16'1" x 10'7" (4.91 x 3.23)

A detached brick garage with hinged doors and power/light. With adjoining shed to the rear having access to loft storage which stretches the full length of the garage.

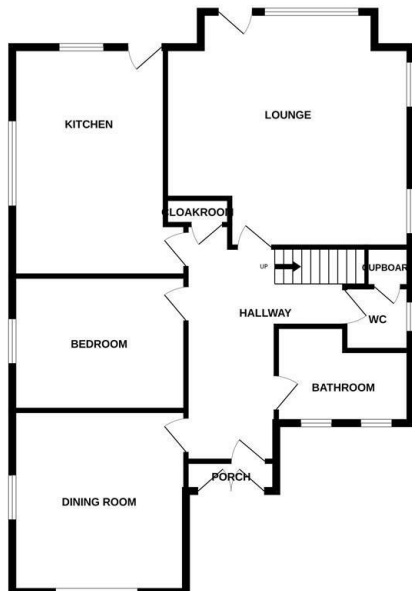
TENURE

FREEHOLD

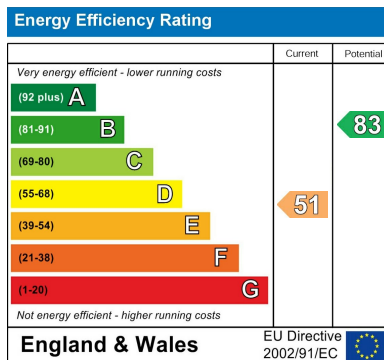
COUNCIL TAX

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
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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