



210 Legsby Avenue, Grimsby, North East Lincolnshire, DN32 0LB
£155,000

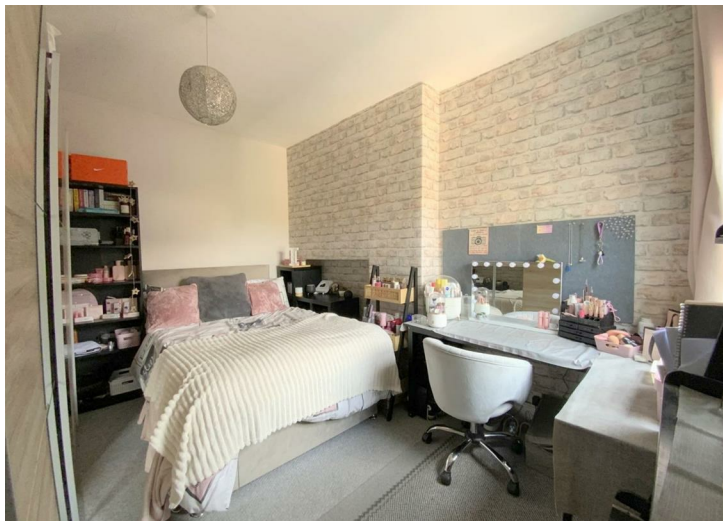
Key Features:

- Traditional Three Bedroom End Terrace
- Two Reception Rooms
- Open Plan Kitchen/Dining Room
- Three Good Sized Bedrooms
- Period Features
- Popular School Catchment
- Private Established Garden

A charming gable fronted end terrace home offering timeless character throughout, found in this popular Grimsby location.

Situated just off Weelsby Road, the property offers ideal family accommodation a short distance from well regarded schools, colleges, People's Park, and within close proximity of the town centre.

The accommodation features a traditional layout, briefly comprising of two reception rooms, an open plan kitchen/dining room with log burner, and first floor with three good sized bedrooms and a bathroom.



ENTRANCE HALL

Accessed via a front entrance storm porch with traditional style door. Having decorative vinyl flooring, and staircase with spindle balustrade.

LOUNGE

15'10" x 11'4" (4.83 x 3.46)

Measured into bay.

A bay fronted lounge, with fireplace incorporating a coal effect gas fire.

2ND RECEPTION ROOM

12'4" x 9'8" (3.78 x 2.95)

A versatile room, with a rear aspect window.

KITCHEN/DINING ROOM

24'7" x 10'1" (7.50 x 3.09)

Fitted with a range of wall and base units and contrasting worktops inset with a stainless-steel sink. Built-in oven, gas hob with extractor over, integrated fridge and freezer, plumbing for a washing machine and dryer space. Wall mounted gas central heating boiler. Access to the rear garden. Dining area featuring a log burner stove, and side aspect bay window.

FIRST FLOOR LANDING

A split-level landing with fitted storage cupboard and access to the loft.

BEDROOM 1

13'3" x 12'7" (4.05 x 3.85)

To front aspect, with built-in mirror fronted wardrobes, and feature fireplace.

BEDROOM 2

12'4" x 9'6" (3.77 x 2.91)

To rear aspect.

BEDROOM 3

10'2" x 8'4" (3.10 x 2.56)

To rear aspect.

BATHROOM

6'5" x 5'0" (1.97 x 1.54)

Comprising a panelled bath with overhead shower, and fitted storage incorporating a wash basin and wc. Heated towel rail. Obscure glazed window.

OUTSIDE

To the rear is an attractive lawned garden, being mainly private and south-west facing.

TENURE

Freehold

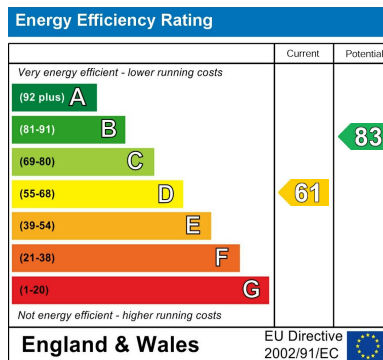
COUNCIL TAX BAND

A





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 operability or efficiency can be given. Made with Floorplan 12.002



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