







9 Marton Grove, Grimsby, North East Lincolnshire, DN33 1JF £115,000

# Key Features:

- · Two Bedroom Semi Detached Home
- · Established Grimsby Community
- Open Plan Layout To The Ground Floor
- Downstairs WC
- Two Double Bedrooms & Shower Room
- · Versatile Outhouse ideal for utility/hobby use
- · Good Sized Rear Garden
- Driveway Parking
- · Integral Store

A two bedroom semi detached home occupying a corner cul de sac position in this well-established area of Grimsby. Ideally situated for local amenities, schools, and easy access to the town centre.

Well presented, the accommodation offers an open plan layout to the ground floor along with a downstairs wc, and to the first floor are two double bedrooms and a modern shower room. Benefiting a new gas central heating boiler installed 2024.

An adjoining outhouse provides additional space - perfect as a utility area, workshop or hobby room. Outside, there is a good size rear garden, driveway parking, and an integral store with a roller shutter door. Ideal for first time buyers, downsizers, or as a rental investment in this established community.













#### **ENTRANCE HALL**

Front entrance to the property, with decorative tiled floor which continues throughout the ground floor. Side aspect window, and staircase to the first floor.

#### **CLOAKS/WC**

2'10" x 2'9" (0.87 x 0.84)

Fitted with a wc and hand basin.

### LOUNGE/DINING ROOM

22'0" x 10'6" (6.73 x 3.21)

A dual aspect room, having a window to the front and French doors opening onto the rear patio.

#### **KITCHEN**

10'2" x 8'9" (3.10 x 2.67)

Fitted with a range of modern white units, contrasting worktops incorporating a resin sink, and range cooker with extractor over.

#### **OUTHOUSE/UTILITY**

16'9" x 12'4" (5.12 x 3.78)

With access to both the front and rear of the property.

#### FIRST FLOOR LANDING

With a built-in storage cupboard, and side aspect window. Loft access via a drop-down ladder (insulated and partially boarded).

# **BEDROOM 1**

17'10" x 10'8" (5.45 x 3.27)

To front aspect.

### **BEDROOM 2**

10'2" x 9'6" (3.12 x 2.92)

To rear aspect, with a built-in storage cupboard/wardrobe housing the gas central heating boiler - NEW NOV 2024.

### **SHOWER ROOM**

6'7" x 5'4" (2.03 x 1.65)

Fitted with a shower enclosure, pedestal basin, and wc. Heated towel rail.

# **OUTSIDE**

Situated in the corner of Marton Grove, the property is set open plan to the front with off road parking, and an integral store with electric roller door. The rear garden features a full width Indian sandstone paved patio area with gazebo, and lawn.

# **COUNCIL TAX BAND**

Α

# **TENURE**

Freehold





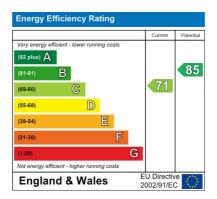








TOTAL FLOOR AREA: 961 sq.ft. (89.3 sq.m.) approx.
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#### Viewing

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 confirrmed 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











