



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

A

TENURE

Freehold





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

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

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