



17 Longfield Road, Grimsby, North East Lincolnshire, DN34 5SB
£135,000

Key Features:

- Two Bedroom Semi Detached Bungalow
- New Modern Kitchen & Shower Room
- Two Double Bedrooms
- Spacious Lounge/Dining Room
- Good Sized Rear Garden
- Driveway Parking
- No Forward Chain

A well maintained two bedroom bungalow located in this established area of Grimsby, found off Littlecoates Road. Ideally placed for a range of local amenities, transport links, and easy access to the town centre. Inside, the property features a modern kitchen and shower room, two double bedrooms, and a spacious living room. Outside, with off road parking to the front, and a good sized rear garden - providing an open blank canvas ready for personal touches and landscaping. An ideal option for downsizers or first time buyers...offered for sale with no forward chain.



ENTRANCE HALL

Accessed via a uPVC door to the side of the property. With storage cupboard, and access to the loft.

LIVING ROOM

14'5" x 12'9" (4.40 x 3.89)

Providing sitting and dining space, with a front aspect window.

KITCHEN

12'9" x 8'0" (3.89 x 2.45)

Fitted with a range of modern gloss units, contrasting worktops incorporating a stainless steel sink, built-in oven, hob with extractor over, plumbing for a washing machine and space for additional appliances. Unit housing the gas central heating boiler. Side and rear aspect windows, and access onto the garden.

SHOWER ROOM

7'9" x 5'5" (2.37 x 1.67)

Fitted with an electric shower, vanity sink unit and wc. Heated towel rail. Obscure glazed window.

BEDROOM 1

11'4" x 9'10" (3.47 x 3.02)

To front aspect.

BEDROOM 2

9'11" x 9'10" (3.04 x 3.02)

To rear aspect.

OUTSIDE

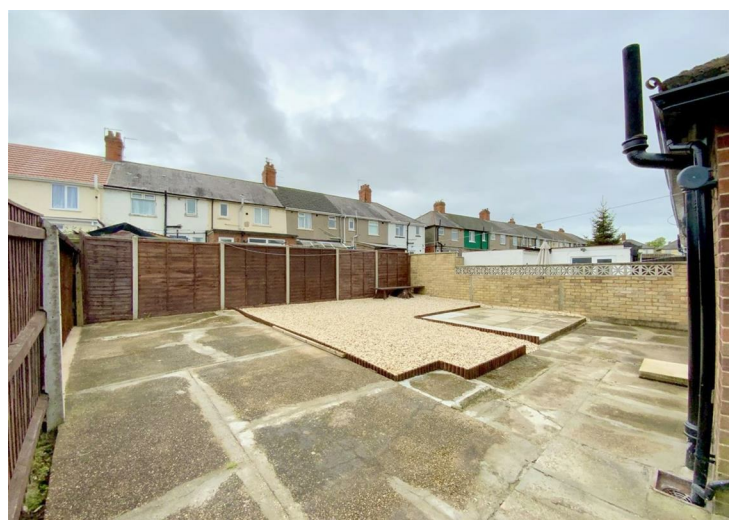
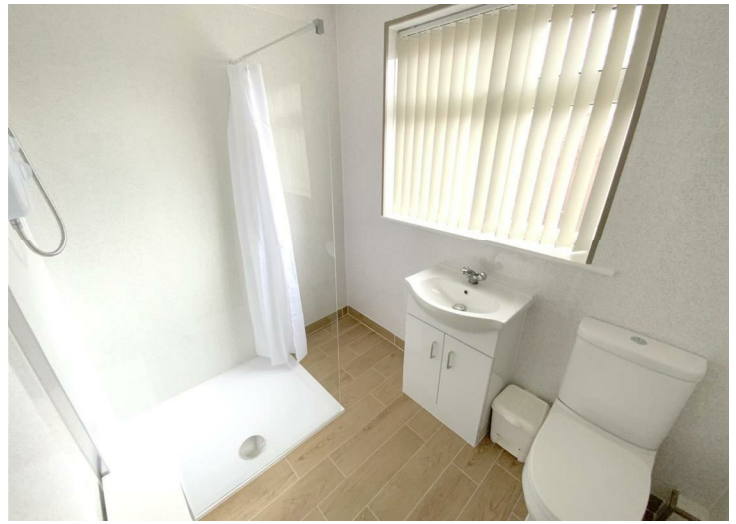
The property stands in good sized front and rear gardens, which are part concrete/part gravelled stone, with driveway parking.

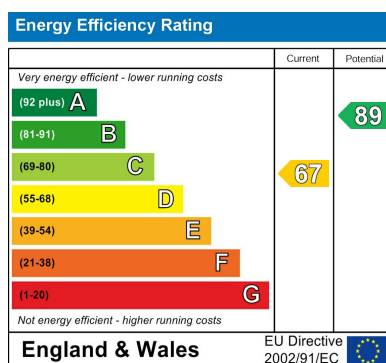
TENURE

FREEHOLD

COUNCIL TAX

B





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