



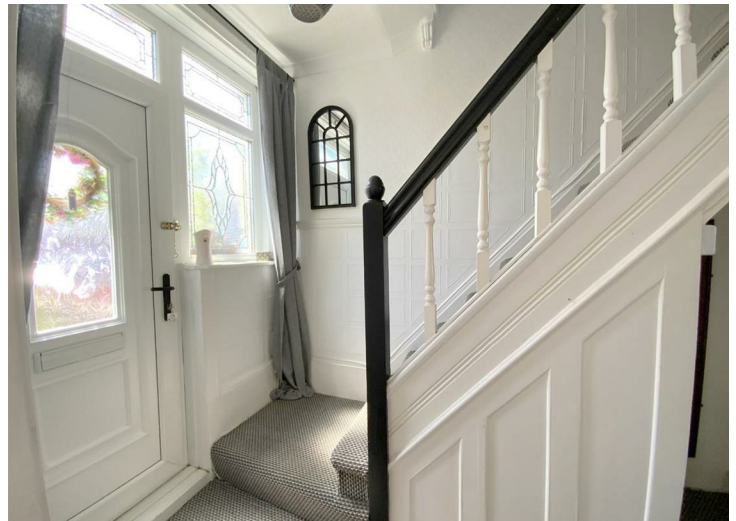
3 Rialto Avenue, Grimsby, North East Lincolnshire, DN32 9QZ
£180,000

Key Features:

- Traditional Semi Detached Home
- Popular Residential Location
- Three Bedrooms
- Two Reception Rooms & Conservatory
- Rear Living/Dining Room with Multi Fuel Stove
- Modern Kitchen & Bathroom
- Driveway Parking & Detached Garage
- Good Sized Rear Garden

Located in this well established and popular residential area, just off Weelsby Road, a traditional three bedroom semi detached home ideally placed for local schools, colleges, and easy access to both central Grimsby and Cleethorpes.

Well presented, the ground floor layout includes a spacious rear living/dining room featuring a multi fuel stove, a conservatory, fitted kitchen, and a bay fronted lounge which is currently used as a fourth bedroom. Upstairs are three bedrooms - two comfortable doubles and a single, along with a modern family bathroom. Externally the property is approached over a long block paved driveway which leads to the detached garage, and a good sized garden at the rear. Viewing Highly Recommended.



ENTRANCE HALL

Front entrance to the property accessed via a uPVC door. With staircase to the first floor - understairs recess and storage cupboard.

LIVING/DINING ROOM

23'9" x 11'8" (7.24 x 3.58)

A double reception room, with fireplace incorporating a multi fuel stove, and patio doors opening into the conservatory.

CONSERVATORY

9'4" x 8'7" (2.86 x 2.63)

Additional living space overlooking the rear garden.

KITCHEN

20'4" x 6'11" (6.20 x 2.12)

Fitted with a range of tongue and groove style units and worktops inset with a stainless-steel sink. Range cooker with extractor over, and space for further appliances. Side aspect window, and access to the side and rear of the property.

LOUNGE

13'0" x 11'8" (3.98 x 3.57)

With a bay window to front aspect - currently used as a fourth bedroom.

FIRST FLOOR LANDING

With access to the loft via a drop-down ladder - partially boarded, with electric and Velux window.

BEDROOM 1

15'8" x 9'10" (4.79 x 3.00)

To front aspect, with a useful built-in storage cupboard/walk-in wardrobe.

BEDROOM 2

9'10" x 8'8" (3.00 x 2.66)

A second double bedroom, to rear aspect.

BEDROOM 3

9'2" x 6'10" (2.81 x 2.09)

To rear aspect.

BATHROOM

6'2" x 5'6" (1.89 x 1.68)

Fitted with a vanity sink unit, wc, and panelled bath with shower over.

COUNCIL TAX BAND

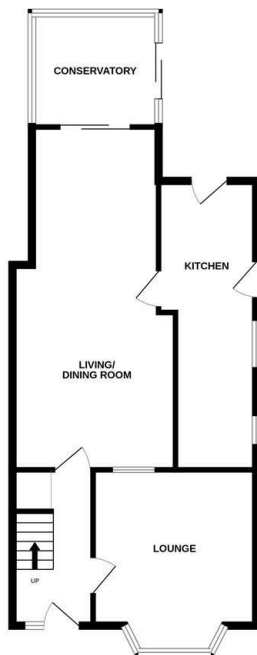
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TENURE

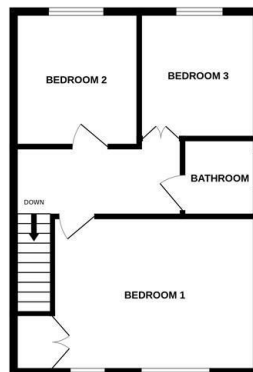
Freehold



GROUND FLOOR
662 sq.ft. (61.5 sq.m.) approx.

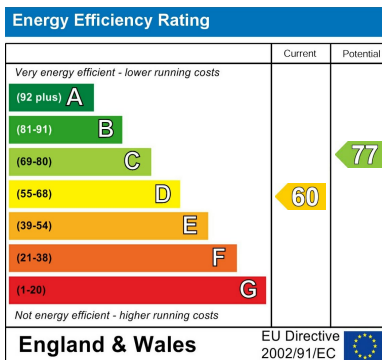


1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA - 1109 sq.ft. (103.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors 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.
Made with Homplan (2023)



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

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