



129 Orion Way, Grimsby, North East Lincolnshire, DN34 5UG
£92,000

Key Features:

- One Bedroom Quarter House
- Open Plan Living Room/Kitchen
- Downstairs Bathroom
- Mezzanine Double Bedroom
- Off Road Parking

Located in the popular residential area of Laceby Acres, this well presented one bedroom quarter house offers low maintenance living, ideal for first time buyers, downsizers or investors. The accommodation features an open plan living room and kitchen, downstairs bathroom, and a mezzanine style double bedroom that adds a unique touch of character. Includes underfloor heating throughout the lower floor. Set in a cul de sac, the home has allocated off road parking, and a small easy-to-manage garden.



LIVING ROOM/KITCHEN

18'8" x 10'5" (5.70 x 3.19)

An open plan room with French doors opening onto the garden, and staircase to the first floor bedroom. The kitchen area comprises of white gloss units, built-in oven, ceramic hob, plumbing for a washing machine and space for a fridge/freezer. Tiled floor throughout.

BATHROOM

6'6" x 5'6" (2.00 x 1.68)

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

BEDROOM

13'4" x 8'9" (4.08 x 2.69)

With a Velux roof light, and access to loft space.

TENURE

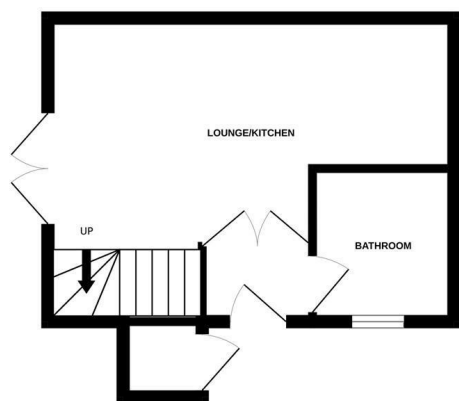
FREEHOLD

COUNCIL TAX BAND

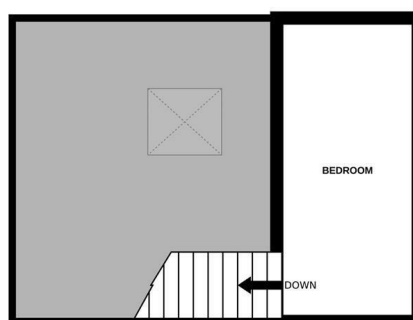
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GROUND FLOOR
255 sq.ft. (23.7 sq.m.) approx.

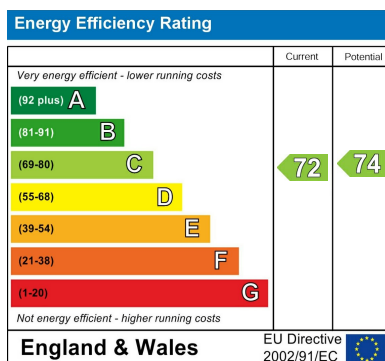


1ST FLOOR
85 sq.ft. (7.9 sq.m.) approx.



TOTAL FLOOR AREA : 340 sq.ft. (31.6 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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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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