



9 Baroness Road, Grimsby, North East Lincolnshire, DN34 4DP
£145,000

Key Features:

- Three Bedroom Mid Terrace Home
- Popular Grimsby Location
- Modern Kitchen & Bathroom
- Open Plan Ground Floor Layout
- Downstairs WC
- Good Sized Rear Garden
- Off Road Parking
- Ideal First Time Purchase

A well presented three bedroom mid terrace home situated in this popular residential area of Grimsby. Ideally placed for local amenities, schools, transport links, and easy access to the town centre, making it an ideal choice for first time buyers and families alike. The ground floor has an inviting open plan feel with a spacious dining/sitting room, a comfortable lounge, and a smart modern fitted kitchen featuring a full range of built-in appliances. There's a convenient downstairs WC, and to the first floor a modern bathroom, and three bedrooms. The garden is a good size, fully paved for low maintenance, whilst the front of the property benefits from off road parking.



ENTRANCE HALL

Accessed via a modern composite front door. With staircase to the first floor.

LOUNGE

11'3" x 9'11" (3.44 x 3.04)

A bay fronted lounge, with fireplace incorporating an inset gas fire. Bi-fold doors opening to:-

DINING/SITTING ROOM

12'2" x 11'8" (3.71 x 3.58)

A spacious full width room with French doors opening onto the rear garden. Open access to:-

KITCHEN

9'8" x 8'2" (2.96 x 2.51)

Featuring a range of modern gloss fronted units, and contrasting worktops inset with a resin sink. Appliances include a built-in oven and microwave, induction hob with extractor over, integrated fridge/freezer, dishwasher and washing machine. Side aspect window.

WC

2'9"x.2'5" (0.84x0.75)

Fitted with a WC and wall mounted gas central heating boiler.

FIRST FLOOR

BEDROOM 1

11'4" x 9'11" (3.47 x 3.03)

With a front aspect window.

BEDROOM 2

11'9" x 7'0" (3.60 x 2.15)

With a rear aspect window, and built-in wardrobes/storage.

BEDROOM 3

8'3" x 6'9" (2.54 x 2.07)

With a rear aspect window.

BATHROOM

5'4" x 5'3" (1.65 x 1.61)

Fully tiled, with vanity unit, concealed cistern WC, heated towel rail, and panelled bath with shower over.

OUTSIDE

The front of the property is approached by a double width driveway. The rear garden is mainly paved, with access to the secure passageway. Includes shed with electric.

TENURE

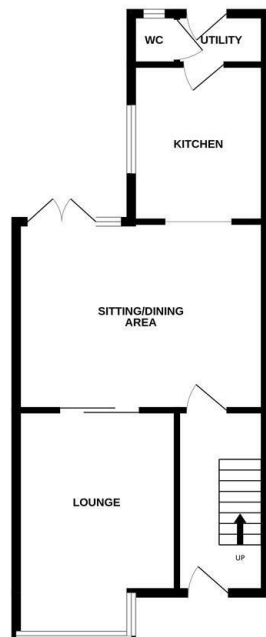
Freehold

COUNCIL TAX BAND

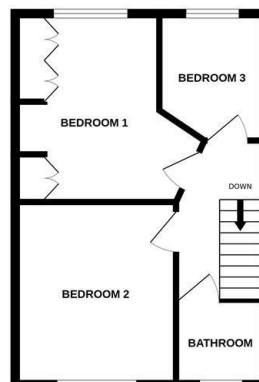
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GROUND FLOOR
490 sq.ft. (45.5 sq.m.) approx.

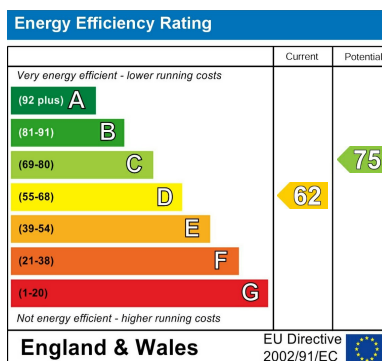


1ST FLOOR
361 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA: 851 sq.ft. (79.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.

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