



119 Pershore Avenue, Grimsby, North East Lincolnshire, DN34 5PX
£145,000

Key Features:

- Semi Detached Home
- Three Double Bedrooms
- Spacious Living/Dining Room
- Generous & Private Rear Garden
- Versatile Outbuildings
- Ample Off Road Parking

A well presented semi detached property situated in this established area of Grimsby, close to local amenities, schools, and transport links. Inside, the home offers three double bedrooms, a modern family bathroom, kitchen, and a spacious dual aspect living/dining room. Outside, there is ample off-road parking to the front, while at the rear you'll find a generously sized and west facing private rear garden featuring a sheltered paved patio area, and useful outbuildings ideal for storage, a home office, or garden bar. An ideal choice for families of first time buyers seeking a comfortable home in this popular area...Viewing Highly Recommended.



ENTRANCE HALL

With staircase to the first floor.

LIVING/DINING ROOM

20'3" x 12'3" (6.18 x 3.75)

Of dual aspect, with fireplace incorporating a modern inset gas fire.

KITCHEN

11'3" x 10'2" (3.45 x 3.10)

Fitted with wall and base units, built-in oven, plumbing for a washing machine, and useful recess providing space for further appliances/or pantry. Rear aspect window and access to the side of the property.

FIRST FLOOR

BEDROOM 1

11'3" x 10'0" (3.43 x 3.07)

To rear aspect, with fitted wardrobes, and built-in storage cupboard.

BEDROOM 2

11'3" x 8'8" (3.45 x 2.65)

To rear aspect, with a built-in storage cupboard housing the gas central heating boiler.

BEDROOM 3

11'6" x 8'9" (3.52 x 2.67)

Measured at widest point.

To front aspect.

BATHROOM

6'6" x 5'6" (2.00 x 1.69)

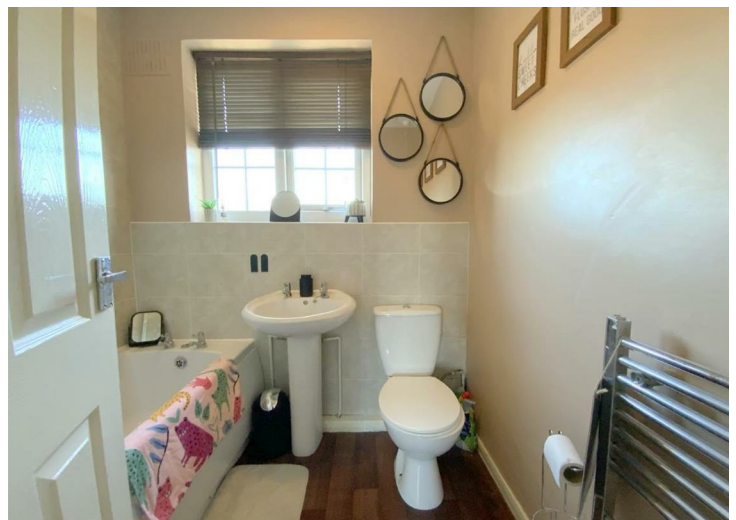
Fitted with a pedestal basin, WC, heated towel rail, and panelled bath with shower over.

TENURE

Freehold

COUNCIL TAX BAND

A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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.

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

