



159 Chelmsford Avenue, Grimsby, North East Lincolnshire, DN34 5BZ
£130,000

Key Features:

- Traditional Semi Detached Home
- Well Presented Accommodation
- Bay Fronted Lounge
- Open Plan Kitchen Diner
- Utility Room
- Three Bedrooms & Family Bathroom
- Driveway Parking
- Good Sized Rear Garden
- Close To Schools, Colleges & Amenities
- No Forward Chain

This traditional three bedroom semi detached home is set in a well-established area of Grimsby, situated close to schools, colleges, and local amenities. Offered for sale with no forward chain, the property presents an ideal opportunity for first time buyers, families or investors alike

In vacant possession, the property offers a blank canvas throughout, ready for its next owner to personalise and make it their own, with accommodation comprising; entrance hall, a bay fronted lounge, a newly fitted kitchen with open plan dining area, and a separate utility room. Upstairs, there are three bedrooms including two doubles, along with a family bathroom. Outside, there's driveway parking to the front, and a good sized rear garden offering plenty of outdoor potential.



ENTRANCE HALL

Accessed via a traditional timber framed front entrance door. With staircase to the first floor accommodation.

LOUNGE

13'3" x 10'0" (4.06 x 3.06)

Measured into bay.

A bay fronted lounge, with fireplace incorporating an electric fire, marble back and hearth.

KITCHEN DINER

16'2" x 10'11" (4.94 x 3.34)

A newly fitted kitchen comprising of white base units, worktops inset with a stainless-steel sink, built-in oven, and ceramic hob with extractor over. Dining area with fireplace incorporating an electric fire. Side and rear aspect windows.

UTILITY ROOM

6'3" x 6'2" (1.93 x 1.89)

Providing additional storage, with space for laundry appliances, and wall mounted gas central heating boiler. Side entrance door.

FIRST FLOOR LANDING

With access to the loft, and side aspect window.

BEDROOM 1

11'6" x 10'0" (3.51 x 3.06)

To front aspect.

BEDROOM 2

10'11" x 9'10" (3.34 x 3.00)

To rear aspect.

BEDROOM 3

7'10" x 6'0" (2.39 x 1.85)

To rear aspect.

BATHROOM

5'10" x 5'4" (1.79 x 1.64)

Fitted with a pedestal basin, wc, and panelled bath with electric shower over.

OUTSIDE

To the front of the property, the driveway provides off road parking for one vehicle, and gated side access. The rear garden includes a paved patio, lawn, and storage outhouse adjoining the property.

COUNCIL TAX BAND

A

TENURE

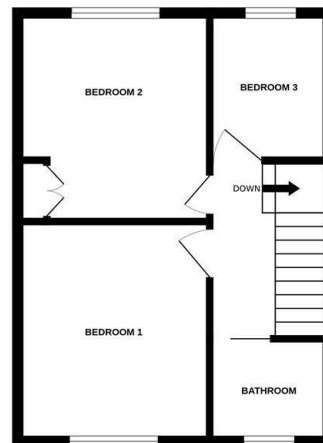
Freehold



GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.

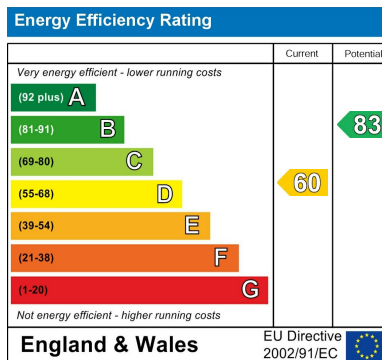


1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA: 776 sq.ft. (72.1 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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