



28 Ainslie Street, Grimsby, North East Lincolnshire, DN32 0LU
£105,000

Key Features:

- Traditional Two/Three Bedroom Semi Detached
- Close Proximity To The Town Centre
- Spacious & Versatile Accommodation
- Three Reception Rooms
- Two Double Bedrooms
- Family Bathroom, Plus Separate WC
- Driveway Parking
- No Forward Chain

A traditional two/three bedroom semi detached home set in an established location within close proximity to the town centre.

Well presented, the property offers spacious and flexible accommodation, including three reception rooms - one of which could easily serve as a third bedroom, and two double bedrooms to the first floor. The home has been recently refurbished to include a new bathroom, new carpets and flooring, and benefits from a new gas central heating system installed in 2022.

Presenting a blank canvas, the home offers potential for further enhancement, requiring a new kitchen to complete the improvements. Externally, there is driveway parking and gardens to the front and rear. Viewing Highly Recommended. No Forward Chain.



ENTRANCE HALL

Accessed via the side of the property. L-shaped with staircase rising to the first floor.

LOUNGE

16'1" x 13'10" (4.92 x 4.22)

A spacious main reception room, having a bay window to the front, and further side window.

SECOND RECEPTION ROOM

11'6" x 10'11" (3.52 x 3.33)

A versatile room, with a side aspect window.

DINING ROOM

10'10" x 10'8" (3.31 x 3.26)

With a side aspect window.

KITCHEN

10'7" x 9'1" (3.24 x 2.79)

With fitted units, and space for appliances. Side and rear aspect windows.

UTILITY/REAR PORCH

4'8" x 2'10" (1.43 x 0.88)

Rear entrance to the property, with space for a tumble dryer.

FIRST FLOOR

A split-level landing, with access to the loft, and side aspect window.

BEDROOM 1

13'10" x 13'8" (4.24 x 4.17)

To front aspect.

BEDROOM 2

10'9" x 10'2" (3.30 x 3.12)

With a side aspect window, and storage cupboard housing the gas central heating boiler.

BATHROOM

10'8" x 6'4" (3.27 x 1.95)

Well appointed, featuring a traditional style pedestal basin, WC, column radiator with towel rail, and a panelled bath with overhead shower.

W/C

8'0" x 4'0" (2.44 x 1.23)

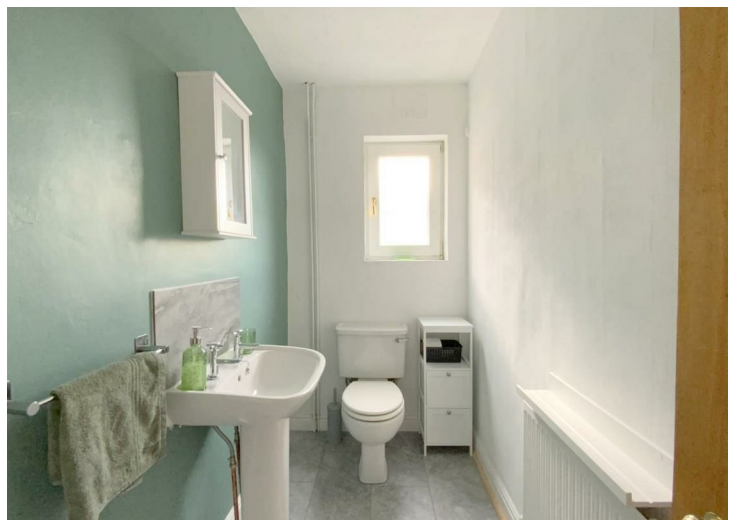
Fitted with an additional WC and pedestal basin.

COUNCIL TAX BAND

A

TENURE

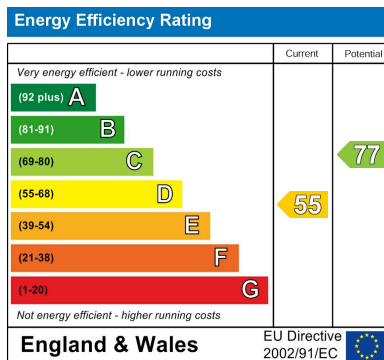
Freehold





TOTAL FLOOR AREA: 1210 sq ft. (112.4 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. 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

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