



Peaksfield Avenue, Grimsby, DN32 9QE

FOR SALE - £55,000

CanTERS
Chartered Surveyors

A bay fronted **TWO BEDROOM MID TERRACED HOUSE** situated within this popular and established residential area. The accommodation over two floors requires a scheme of updating and repair although does benefit from Upvc Double Glazed windows, a gas fired Central Heating system and briefly comprises; Entrance Porch, Hallway, Through Living Dining Room and Kitchen to the ground floor with the first floor having Two Bedrooms and a Bathroom.

The property is found within Peaksfield Avenue, a pedestrianised street off Patrick Street which benefits from having a number of local shops and other amenities nearby and is not far from Lidl supermarket, a medical centre and further amenities found within Hainton Avenue and the town centre.

Porch Having a part double glazed Upvc entrance door.

Hallway With timber single glazed door and part tiled walls.

Through Living Dining Room

Living Area

3.40m x 3.04m Having feature fireplace with marble hearth, inset coal effect gas fire and a walk-in bay window to the front aspect.

Dining Area

3.71m x 3.23m Having window to rear aspect and understairs cupboard.

Kitchen 7.06m x 2.40m Having a range of fitted wall cupboards and base units with contrasting worktops and an inset sink unit with mixer tap over. Oven space with extractor over. Splashback tiling and a wall mounted Ideal boiler. Dual aspect window and a Upvc part double glazed door to the garden.

Landing With storage cupboard.

Bedroom 1 3.54m (to wardrobes) x 3.41m With a range of fitted wardrobes and cupboards and a window to the front aspect.

Bedroom 2 3.76m x 2.45m With window to rear aspect.

Bathroom 4.07m x 2.40m With suite comprising; bath with power shower over, pedestal wash hand basin, low flush WC and separate shower with Redring power shower. Dual aspect windows and part tiled walls.

Outside Forecourt with wrought iron gate. Enclosed fenced and walled rear garden with raised decked patio and concrete path. To the rear of the garden is a gate which provides access to a shared road which in turn leads onto Patrick Street.

Tenure We are verbally advised that the property is freehold and we are awaiting formal confirmation from the vendors solicitor.

Council Tax Band: 'A'

EPC Rating: 'D'

FURTHER INFORMATION AND TO VIEW

Viewing by appointment only, contact James Chisholm james@canters.co.uk 01472 356143

Canters
www.canters.co.uk

01472 356143

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 23/02/2024

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ADDITIONAL PHOTOS & PLANS



Thorough Living / Dining Room



Thorough Living / Dining Room



Kitchen



Kitchen



Bedroom 1



Bedroom 2

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ADDITIONAL PHOTOS & PLANS



Bathroom



Rear Garden



Rear Garden



Street Scene

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