



41 Fairfield Avenue, Grimsby, DN33 3DS

FOR SALE - £139,950

CanTERS

Chartered Surveyors

A bay fronted Two Bedroom Semi Detached Bungalow found within this popular and much sought after residential district.

The accommodation, which benefits from Upvc Double Glazed Windows briefly comprises; side Entrance Porch, Hallway, Sitting Room, Two Bedrooms, Kitchen and Shower Room together with Gardens to Front and Rear, a Detached Garage and Garden Store.

Found off Fairfield Road, the property is conveniently located for a number of local amenities and facilities including the Seven Seas Inn Public House, a Co-op, Post Office and not far from the village centres of both Waltham and Scartho.

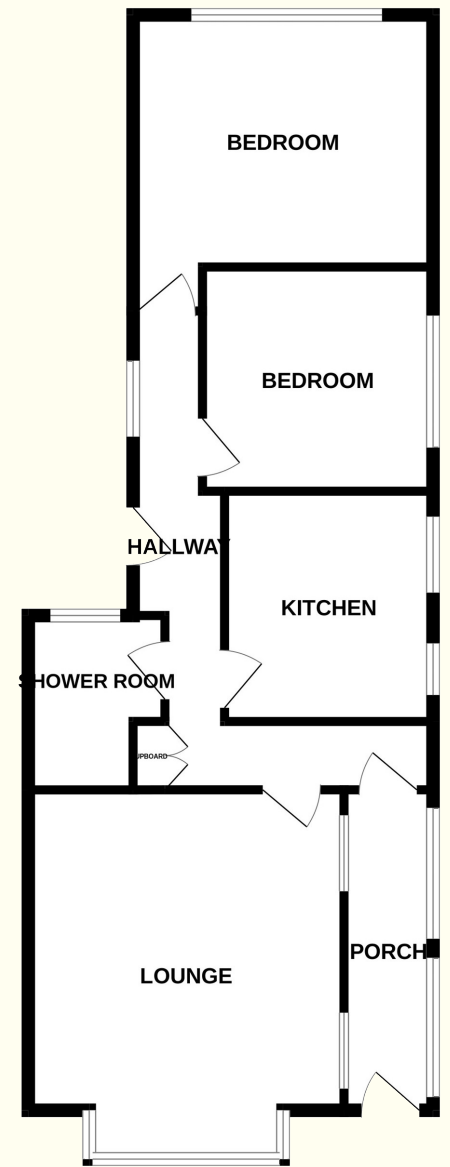
- Side Porch** With Upvc part double glazed entrance door and window to side aspect.
- Hallway** With timber part glazed entrance door, coving to the ceiling and cylinder cupboard. There is a wall mounted electric heater and a Upvc part double glazed door which provides access to the rear garden.
- Sitting Room** 4.24m x 4.10m Having walk in bay window overlooking the front garden and two windows to the side aspect. Feature fireplace with wooden surround and inset coal effect gas fire, coving to the ceiling and a wall mounted electric heater
- Kitchen** 3.05m x 2.73m With a range of fitted wall cupboards and base units with contrasting worktops and an inset stainless steel sink unit with mixer tap over. Oven space with extractor over and space for both a washing machine and fridge. Two windows overlook the driveway to the side.
- Bedroom 1** 3.23m x 3.32m (to wardrobes) with a window overlooking the rear garden, wall mounted electric heater and a range of fitted wardrobes and cupboards.
- Bedroom 2** 2.95m x 3.04m (including wardrobes) with window to side aspect, wall mounted electric heater and a range of built in cupboards and wardrobes.
- Shower Room** With suite comprising; corner tiled shower with Triton power shower over, pedestal wash hand basin and WC. Wall mounted chrome towel rail.
- Outside** The property stands back behind a low level brick wall with two wrought iron gates which open onto the driveway. The front garden is laid partly to lawn and having borders containing a wide variety of established plants and shrubs. The concrete drive leads via two further wrought iron gates to the detached garage with up and over door. The low maintenance rear garden is predominantly paved with a number of established shrubs and a detached garden store.
- Tenure** We are verbally advised that the property is freehold and we are awaiting formal confirmation from the vendors solicitor.

Council Tax Band: 'B' NB: This can be reviewed by the Local Authority.

EPC Rating: 'E'

FURTHER INFORMATION AND TO VIEW:

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



DISCLAIMER: This floor plan is for illustrative purposes only and not to scale; it should not be relied upon for accuracy. The image remains the intellectual property of Canters and should not be reproduced without consent.

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www.canters.co.uk

01472 356143

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 16/07/2024

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ADDITIONAL PHOTOS & PLANS



Sitting Room



Sitting Room



Kitchen



Bedroom 1



Shower



Garden

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