

# MARTIN MASLIN

79 WATERSIDE DRIVE  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN31 1RY



Tucked away in the far corner of this popular development of Waterside Drive close to the town centre, a well presented mid link house. Ideal for a first time buyer or investor the property has been improved over the years to include laminate flooring, a modern kitchen and bathroom, and uPVC framed glazing. The property is available with no forward chain and briefly comprises: Entrance Lobby, Hallway, good size Lounge with open plan staircase and patio doors, and a well fitted Kitchen. Upstairs there are two good size Bedrooms and a modern Bathroom with a shower over the bath. The property stands within manageable gardens and there is a parking space to the front. Viewing is highly recommended.

EPC Rating – C.

£95,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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A uPVC double glazed front door leads directly into the Lobby with a built-in storage cupboard.

### HALLWAY

With laminate flooring and a radiator.

### LOUNGE

**4.65m (15'3") x 4.01m (13'2") inc. staircase**

A spacious room with a spindle staircase leading to the first floor. It has French doors leading onto the rear garden, a radiator and laminate flooring.

### KITCHEN

**2.49m (8'2") x 2.16m (7'1")**

Fitted with a range of white high gloss units with complementary laminate worktops incorporating a stainless steel sink with mixer taps and tile splashback. Built-in appliances include a 4 ring gas hob with overhead extractor fan and light, single oven and plumbing for a washing machine. There is space for a fridge freezer. It has a radiator and a uPVC double glazed front window.

### LANDING

With a built-in airing cupboard housing the hot water tank with shelves.

### BEDROOM ONE

**3.68m (12'1") x 3.68m (12'1") inc. bulkhead**

A good size bedroom with a radiator and a uPVC double glazed rear window.

### BEDROOM TWO

**3.51m (11'6") x 1.75m (5'9")**

With a radiator and a uPVC double glazed front window.

### BATHROOM

**2.13m (7'0") x 1.70m (5'7")**

With a white suite comprising: W.C, vanity washbasin with mono tap and a panel bath with a mixer shower and shower rail. It has tiling to splashback areas, a radiator and a uPVC double glazed front window.

### OUTSIDE

The front garden is mainly lawned with shrubs and it has a small picket fence onto the pavement. It has parking to the front of the property. The rear garden has a paved patio with plants and shrubs and there is panelled fencing to the sides and a wall to the rear boundary.

### GENERAL INFORMATION

Mains gas, water, electricity and drainage are all thought to be connected and broadband speeds and availability can be assessed via Ofcom's checker website. We are unaware of the working condition of the central heating and the property has uPVC framed glazing. The Local Authority is the North East Lincolnshire Council and the property is in Council Tax Band A. The tenure is Freehold subject to Solicitors verification.



HALLWAY



LOUNGE



KITCHEN



BEDROOM ONE



BEDROOM TWO



BATHROOM



OUTSIDE



OUTSIDE

## Energy performance certificate (EPC)

79, Waterside Drive  
GRIMSBY  
DN31 1RY

Energy rating

C

Valid until: 25 June 2024

Certificate number: 0825-2846-7468-9924-1475

Property type

Mid-terrace house

Total floor area

58 square metres

**SERVICES:** The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

**DISCLAIMER:** Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract.

The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property

remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.



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