

MARTIN MASLIN

22 ALDERLEY EDGE
WALTHAM
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN37 0UR



Situated in a pleasant cul-de-sac this delightful detached house offers far more space than one might imagine courtesy of extensions at ground floor level at the rear. Only a full viewing will allow potential purchasers to appreciate all that the property provides and a visit is highly recommended. With gas central heating and uPVC framed double glazing the accommodation comprises:- Reception Hall, Cloakroom, Lounge linking to the excellent Sun Room, Dining Area, uPVC Conservatory, Breakfast Kitchen with white units and appliances, Landing, four Bedrooms and Shower Room with a white suite. The gardens are lovely and include a garden bar, lawns, paved terrace etc. There is a garage plus driveway parking too. EPC Rating – D.

£249,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

The accommodation comprises:-

RECEPTION HALL

A welcoming entrance area from where the spindle balustrade staircase leads to the first floor. There is a laminate finish floor and a central heating radiator.

CLOAKROOM

Fully tiled and with a white suite comprising W.C. and a corner handbasin.

LOUNGE

4.34m (14'3") x 3.96m (13'0")

A well proportioned room forming an open plan living space with the Sun Room and with double doors linking to the Dining Area. There is a central heating radiator.

SUN ROOM

3.17m (10'5") x 2.67m (8'9")

An excellent addition to the house and with a lantern roof and glazed double doors opening to the garden. Laminate flooring extends right through the Lounge and the Sun Room.

BREAKFAST KITCHEN

3.48m (11'5") x 2.74m (9'0")

Equipped with a range of white wall and base cabinets with grey worktops incorporating a single drainer stainless steel sink unit. Built-in appliances comprise an electric oven and a 4 ring electric ceramic hob with extractor above and there is space for additional freestanding appliances. The floor is tiled and there is a central heating radiator and a wall mounted Ideal Logic 24 gas boiler. A half wall divides the Kitchen from the Dining Area and forms a useful breakfast bar.

DINING AREA

3.66m (12'0") x 2.79m (9'2")

Centrally positioned and linking to the Kitchen, Lounge and Conservatory. There is laminate flooring and a central heating radiator.

CONSERVATORY

3.48m (11'5") x 2.59m (8'6")

A uPVC framed conservatory with a glass roof and glazed double doors opening to the garden.

FIRST FLOOR

LANDING

With a useful storage cupboard.

BEDROOM ONE

3.66m (12'0") x 3.66m (12'0")

A good size room at the front of the house with a storage cupboard and a central heating radiator.



RECEPTION HALL



LOUNGE



SUN ROOM



BREAKFAST KITCHEN

BEDROOM TWO

3.53m (11'7") x 2.51m (8'3")

Also at the front of the house and with a wardrobe recess and a central heating radiator.

BEDROOM THREE

3.53m (11'7") x 2.18m (7'2")

With a central heating radiator.

BEDROOM FOUR

2.67m (8'9") x 2.44m (8'0")

With a central heating radiator and a double wardrobe with sliding doors.

SHOWER ROOM

2.34m (7'8") x 2.13m (7'0")

Stylishly equipped with a white suite comprising a W.C, a pedestal washbasin and a large rectangular walk-in shower enclosure with a chrome twin head mixer shower. The walls within the shower feature marbled panelling and the other walls are tiled. There is a chrome heated towel warmer.

OUTSIDE

The house is set within rectangular shaped gardens with the front garden featuring a concrete driveway, grass and slate covered shrub beds. The rear garden is lovely with a combination of lawn and paved areas. A mature silver birch tree is a nice feature of the garden and there is a garden bar, perfect for al fresco entertaining. The boundaries are fenced and there are pathways to each side of the house.

GARAGE

An integral garage with electric light and power and an up and over door.

GENERAL INFORMATION

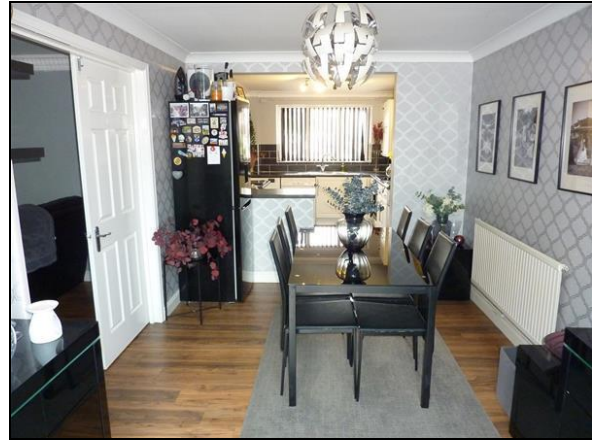
Mains gas, water, electricity and drainage are all connected and broadband speeds and availability can be assessed via Ofcom's checker website. Central heating comprises radiators as detailed above connected to the Ideal Logic 24 gas combination boiler in the Kitchen and the house has the benefit of uPVC framed double glazing. It falls within the jurisdiction of the North East Lincolnshire Council and is in Council Tax Band D. The tenure is Freehold subject to Solicitors verification.

VIEWING

By appointment through the Agents on Grimsby 311000. A walkthrough video tour can be seen on Rightmove and the Martin Maslin website.

LOCATION AND AMENITIES

Alderley Edge leads off Chadwell Springs which itself leads off the western end of Woodhall Drive. The village of Waltham provides an excellent range of facilities including retail outlets, restaurants and cafes, popular pubs and schools etc.



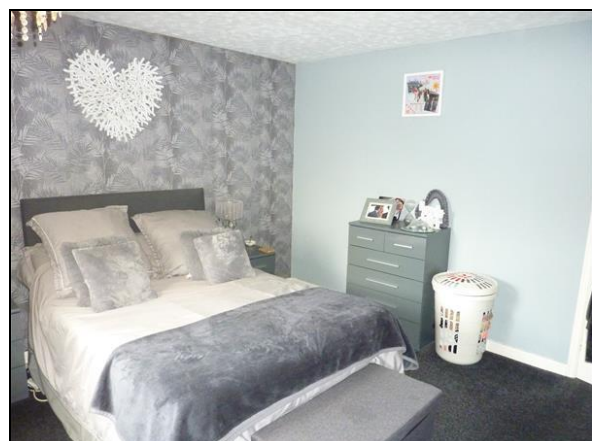
DINING AREA



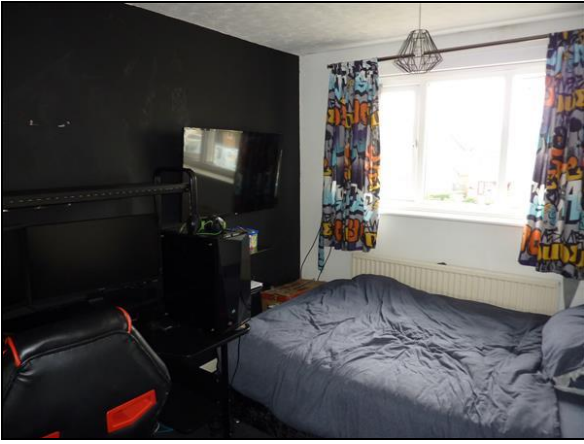
CONSERVATORY



BEDROOM ONE



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



SHOWER ROOM



OUTSIDE



OUTSIDE



OUTSIDE

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.



23120



Martin Maslin Estate Agents
4/6 Abbey Walk
Grimsby
North East Lincolnshire
DN31 1NB
T: 01472 311000 F: 01472 340200
E: office@martinmaslinestateagents.co.uk
www.martinmaslinestateagents.co.uk