

MARTIN MASLIN

64 BROCKLESBY AVENUE
IMMINGHAM
NORTH EAST LINCOLNSHIRE
DN40 2AT



Delightfully situated overlooking an open green, this excellent semi detached house was built by Ward Homes in 2011 and offers impressive, well presented accommodation with gas central heating, uPVC double glazing and a security alarm system. Available with immediate vacant possession on a "no chain" basis the property provides: Entrance Hall, Lounge with classic fireplace, superb Dining Kitchen with white shaker style units, built-in appliances and plenty of space for a dining table, Utility Room, Cloakroom, Landing, three good size Bedrooms and a Bathroom with a white suite. The gardens are laid to grass at the rear and there is a vehicle parking space and an "extra" area to the side with great potential as a south facing sun trap patio. Viewing highly recommended. EPC Rating – C.

£163,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

The accommodation comprises:-

GROUND FLOOR

ENTRANCE HALL

With a central heating radiator and from where the staircase leads to the first floor.

LOUNGE

3.66m (12'0") x 4.83m (15'10") max into bay

A lovely room at the front of the house with a classic white fireplace, a cream marble inset and hearth and a living flame gas fire. There is an understairs cupboard, a laminate finish floor and a central heating radiator.



LOUNGE

DINING KITCHEN

4.11m (13'6") x 3.48m (11'5")

A spacious room with ample space for a dining table and fitted with a range of gloss white shaker style wall and base cabinets with dark woodgrain worksurfaces incorporating a single drainer 1.5 bowl stainless steel sink unit. Built-in appliances comprise an Electrolux electric oven, a four ring gas hob with stainless steel extractor above and a dishwasher. The walls feature chequerboard tiling behind the worktops and there is a central heating radiator.



LOUNGE

UTILITY ROOM

2.21m (7'3") x 1.22m (4'0")

With a worksurface, space and provision for freestanding appliances, part tiled walls and a central heating radiator.

CLOAKROOM

A useful downstairs toilet with a white W.C, a pedestal handbasin and a central heating radiator.

FIRST FLOOR

LANDING

With a linen/storage cupboard and a central heating radiator.

BEDROOM ONE

4.62m (15'2") x 3.35m (11'0")

A spacious room at the front of the house with a laminate finish floor, two windows and a central heating radiator.

BEDROOM TWO

3.56m (11'8") x 2.54m (8'4")

With a central heating radiator.

BEDROOM THREE

2.49m (8'2") x 1.98m (6'6")

With a central heating radiator.

BATHROOM

2.57m (8'5") x 1.52m (5'0")

With excellent tiling and a white suite comprising a panel bath with a clear shower screen and a mixer/shower tap, a pedestal washbasin and a W.C. There is a heated towel warmer.



DINING KITCHEN



DINING KITCHEN

OUTSIDE

The property overlooks an open green area at the front whilst at the rear there is a fenced triangular shaped garden laid to grass and with a paved patio area. To the side there is an area enclosed by high brick walls which would be perfect to develop as a "suntrap" patio or for the placement of a shed. A block paved parking space is also situated to the side of the property.

GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected and broadband speeds and availability can be assessed via Ofcoms checker website. Central heating comprises radiators as detailed above connected to the Ideal gas boiler located in the loft and the property has the benefit of uPVC framed double glazing and a security alarm. It falls within the jurisdiction of North East Lincolnshire Council and is in Council Tax Band B. The tenure is Freehold - subject to Solicitors verification.

VIEWING

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

LOCATION AND AMENITIES

Brocklesby Avenue is located on the western side of the town of Immingham which itself provides a good range of shopping, social facilities and schools. Regular buses serve the town and there is easy access to the country's motorway network via the A180 interchange.



DINING KITCHEN



BEDROOM ONE



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



BATHROOM



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.



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