

# MARTIN MASLIN

18 EARL STREET  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN31 2NA



A superb late Victorian traditional terrace house ideal for families and first time buyers seeking a lovely spacious home ready to move straight into. The property features high ceilings with new interior pine doors, a combination of traditional and modern flooring, an updated gas central heating boiler, some replacement uPVC windows and a smart refurbished modern wrapped Kitchen. On entering, one is greeted by a striking tiled hallway in a black and white theme where the feature staircase rises to the first floor serving FOUR good size bedrooms and a Bathroom with a white suite. Further accommodation includes a lovely bright panelled front Sitting Room, a generous Dining Room, a spacious and bright Kitchen in a two tone finish and an archway through to a further Breakfast Room with French double glazed doors onto the garden. Outside there is an original tiled pathway to the front door whilst the rear gardens have been made child friendly being enclosed by high fencing and with a patio enjoying the evening sunshine. Viewings highly recommended.

Realistically priced for a quick sale. EPC Rating -

£119,950

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

## GROUND FLOOR

A new composite entrance door leads directly into:-

### RECEPTION HALL

A striking and spacious reception hall with a prominent black and white theme. It has an attractive tiled floor, a radiator with fretted cover and staircase leading to the first floor. Double doors open into the Sitting Room.

### SITTING ROOM

**3.71m (12'2") x 3.61m (11'10")**

A bright and modern sitting room featuring a herringbone style floor with a striking pink panelled wall and matching fireplace with electric fire. It has a high ceiling with cornice, a radiator and a uPVC double glazed front window.

### DINING ROOM

**3.96m (13'0") x 3.89m (12'9")**

A generous dining room with sliding patio doors onto the rear garden. It has a laminate floor, a radiator with fretted cover and built in useful understairs storage cupboard.

### KITCHEN

**0.00m (0'0") x 0.00m (0'0")**

A spacious modern kitchen displaying a range of black matt and beige cabinets with complementary light beech wrapped worksurfaces. Incorporating a stainless steel sink with mixer taps and attractive brick bond style tiled splash backs. Built-in appliances include a 4 ring gas hob with an overhead extractor fan and light. It has plumbing for a washing machine and vent for a tumble dryer with space for a freestanding fridge freezer. The kitchen has two uPVC windows to the side providing natural light with a centre double glazed exterior door onto the garden. A striking tiled floor continues through into the Breakfast Room.

### BREAKFAST ROOM

**2.21m (7'3") x 2.39m (7'10")**

With space for freestanding furniture. It has a radiator with fretted cover, a uPVC double glazed side window and French double glazed doors provide views and access onto the rear garden.

## FIRST FLOOR

### LANDING

With a deep stairwell and spindled balustrade. There is a useful built-in storage cupboard and access to the loft space. All rooms lead directly as follows:-

### BEDROOM ONE

**4.09m (13'5") x 3.17m (10'5")**

A good size double bedroom with coving to the ceiling, built-in wardrobes, a radiator and a uPVC double glazed rear window.



RECEPTION HALL



SITTING ROOM



DINING ROOM



KITCHEN

### BEDROOM TWO

3.66m (12'0") x 2.74m (9'0")

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

### BEDROOM THREE

2.03m (6'8") x 2.74m (9'0")

extending to 3.66m (12'0") maximum into door recess.

With a radiator and a uPVC double glazed front window.

### BEDROOM FOUR

2.44m (8'0") x 1.96m (6'5")

Currently used as a home office, an occasional fourth bedroom with an accent adorned wall, a radiator and a uPVC double glazed fire escape rear window.

### BATHROOM

Fully tiled and with a white suite comprising w.c, pedestal wash hand basin and panelled bath with shower over and rail/curtain. It has a double glazed side window.

### OUTSIDE

The front garden is paved for ease of maintenance set behind a low brick wall. The property has a painted front facade under a tiled roof complemented by an encaustic tiled pathway to the front door. The rear garden is surprisingly large and well enclosed by walls and fencing ensuring privacy. It has a patio area directly behind the breakfast room, a lawned garden with child's play area and a further paved garden with gates leading to a rear 6ft access off Crescent Street.

### GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected and broadband speeds and availability can be assessed via the Ofcoms checker website. Central heating comprises radiators as detailed above connected to the Ideal combination central heating boiler located in the Breakfast Room. The property has the benefit of uPVC framed glazing, it falls within the jurisdiction of North East Lincolnshire Council and is in Council Tax Band A. The tenure is Freehold subject to solicitors verification.

### VIEWING

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

### LOCATION AND AMENITIES

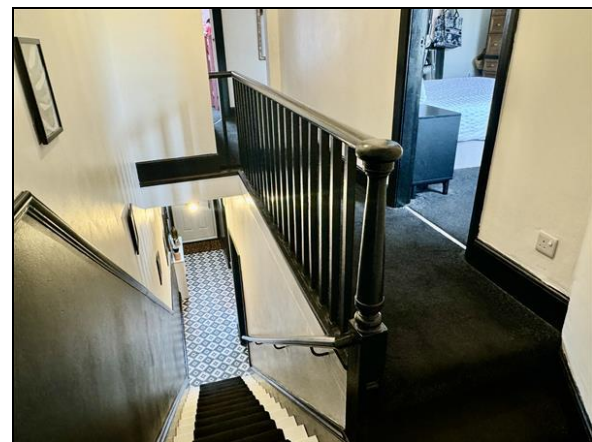
Earl Street is situated within walking distance of the town centre and has good public transport links including the train station and bus station.



KITCHEN



BREAKFAST ROOM



LANDING



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



BEDROOM FOUR



BATHROOM



BATHROOM



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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