

MARTIN MASLIN

16 GRANGE WALK
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN34 4DY



Pleasantly situated along Grange Walk, an attractive bay fronted mid terrace house extending at the rear to form a larger Kitchen. The property offers comfortable accommodation providing a real homely feel whilst benefiting from a gas central heating system and uPVC double glazing. Briefly comprising; an Entrance Hall, front Sitting Room with glazed doors to the Dining Room and a good sized Kitchen with a range of cabinets.

Upstairs the Landing serves three bedrooms and a bathroom with a white suite. The gardens have been designed for ease of maintenance particularly at the rear which enjoys a lovely sun-trap during the evenings, ideal for entertaining. The property is perfect for a first time buyer or investor, realistically priced reflecting the slight cosmetic finishing required.

Viewing is highly recommended.

£97,950

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

A canopied porch with a uPVC front door leads directly into the Hallway

HALLWAY

It has a radiator, a built in metre cupboard and spindle staircase to the first floor with storage beneath.

SITTING ROOM

3.30m (10'10") x 2.90m (9'6")

A pleasant front sitting room featuring a brick fireplace with a gas fire set on a raised tile hearth. It has coving to the ceiling, a radiator and a uPVC double glazed bay front window. Glazed doors open into the Dining Room.

DINING ROOM

4.47m (14'8") x 3.53m (11'7")

A generous room with a brick fireplace housing a gas fire. It has a ceiling fan light, coving to the ceiling and complementary dado rail. There is a radiator and a uPVC double glazed rear window.

KITCHEN

3.96m (13'0") x 2.06m (6'9")

Fitted with a range of base and wall mounted units with grey trim. Complimentary speckled worksurfaces incorporate a 1.5 bowl sink with mixer taps and tile splashback. There is space for a freestanding cooker and plumbing for a washing machine and dishwasher. The kitchen has a radiator, a uPVC double glazed side window and further double glazed door onto the garden.

FIRST FLOOR LEVEL

With a spelled balustrade and coving to the ceiling.

BEDROOM ONE

3.38m (11'1") x 2.79m (9'2")

A pleasant front bedroom with coving to the ceiling, a radiator and a uPVC double glazed front window.

BEDROOM TWO

2.77m (9'1") x 2.74m (9'0")

A good sized bedroom with built in airing cupboard housing the hot water tank, coving to ceiling, a radiator and a uPVC double glazed rear window.

BEDROOM THREE

2.06m (6'9") x 1.57m (5'2")

A smaller bedroom with coving to the ceiling, a radiator and a uPVC double glazed rear window.

BATHROOM

A white suite in a shell design comprising; W.C, pedestal wash basin and panelled bath with electric shower over. It has a part tiled wall with coving to the ceiling, a radiator and a uPVC double glazed window.



HALLWAY



SITTING ROOM



SITTING ROOM



DINING ROOM

OUTSIDE

The front garden is gravelled for ease of maintenance set behind a low wall boundary. To the rear is a pleasant garden paved with an artificial lawn, ideal for entertaining. Close bordered fencing defines the boundaries ensuring privacy for the present owner whilst a gate leads to pedestrian access at the rear.

GENERAL INFORMATION

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

VIEWING

Viewing is strictly via appointment through the Agents on Grimsby 311000.

LOCATION AND AMENITIES

Grange Walk is located just off Yarborough Road within close proximity of local shops and a good range of amenities. Local buses serve the area.



KITCHEN



BEDROOM ONE



BEDROOM TWO



OUTSIDE



BATHROOM

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.



25024



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