

# MARTIN MASLIN

113 FILDES STREET  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN31 1TU



An end link Terrace house ideal for a first time buyer or investor OFFERED WITH NO FORWARD CHAIN. The property offers good sized accommodation although requires some updating and modernising benefiting from a central heating system and uPVC double glazing. The accommodation includes an Entrance Hall where the staircase leads to the first floor. It has a Dining Room and a front Lounge, a good sized Kitchen fitted with a range of oak fronted cabinets, display shelves and built in appliances. Upstairs there are three Bedrooms, two doubles and a single currently used as a Study. In addition there is a Shower Room with a white modern suite. The property has front and rear gardens and is within walking distance of the town centre. EPC rating - E.

£75,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

The accommodation is as follows:-

A uPVC double glazed front entrance door leads to a small enclosed porch with a further glazed door into the Hallway.

### **HALLWAY**

With a radiator and staircase to the first floor.

### **DINING ROOM**

**4.01m (13'2") x 3.89m (12'9")**

A good sized room with a radiator and a uPVC double glazed rear window. With a door leading into the Lounge.

### **LOUNGE**

**4.29m (14'1") max x 3.05m (10'0")**

A pleasant front room with a fireplace, a radiator and a uPVC double glazed front window.

### **KITCHEN**

**5.49m (18'0") x 2.49m (8'2")**

A traditional style kitchen fitted with a range of base and wall mounted units with some display cabinets in a light oak finish. Complimentary work surfaces incorporate a 1 1/2 bowl stainless steel sink with mixer taps and tile splashback. Built in appliances include a four ring gas hob with extractor fan and a logic eye level electric oven. There is plumbing for a washing machine and a wall mounted gas central heating boiler. The kitchen has a tiled wall with a radiator, dual aspect uPVC windows and a further double glazed door leading out onto the garden.

### **FIRST FLOOR LEVEL**

A split level landing with a radiator and all rooms leading directly off as follows: \_

### **BEDROOM ONE**

**4.04m (13'3") x 3.35m (11'0")**

A good sized double bedroom with a built in cupboard, a radiator and a uPVC double glazed front window.

### **BEDROOM TWO**

**3.91m (12'10") x 3.05m (10'0")**

A good sized second bedroom recently decorated with a radiator and a uPVC double glazed rear window.

### **BEDROOM THREE**

**2.49m (8'2") x 1.57m (5'2")**

Currently used as a study with fashionable laminate floor, a radiator and a uPVC double glazed rear window.



HALLWAY



DINING ROOM



LOUNGE



KITCHEN



### SHOWER ROOM

1.90m (6'3") x 1.57m (5'2")

Fully tiled with a white suite comprising W.C, a vanity unit with wash basin and a corner shower cubicle. It has a towel warmer and a uPVC double glazed window.

### OUTSIDE

The property has a paved front garden set behind a brick wall with wrought iron railing. The rear garden is lawned with a paved area and has a brick wall with fencing tot the perimeter.

### GENERAL INFORMATION

Mains, gas, water, electricity and drainage are available but have not been tested. Broadband speeds and availability can be accessed via the Ofcoms checker website. Central heating comprises radiators as detailed above connect to the Logic+ combination central heating boiler (not tested). The property has the benefit of uPVC frame glazing. The property 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 by appointment through the agents on Grimsby 311000. A video walkthrough with commentary can be seen n Rightmove and our Martin Maslin website.

### LOCATION AND AMENITIES

Fildes Street is situated just off Alexandra Road and the property can be found adjacent to the local Ormiston Academy. The property is within walking distance of the town centre and has good public transport links including the train station and bus station.



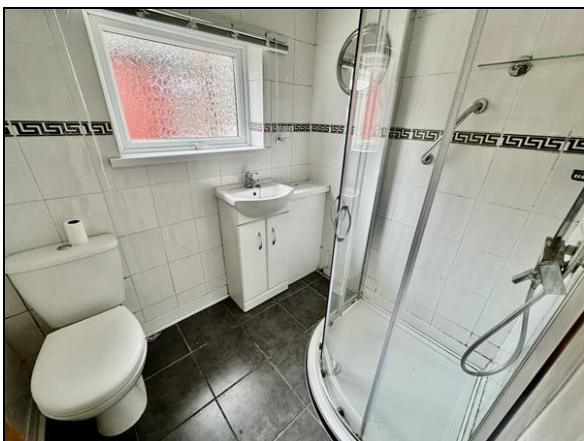
KITCHEN



BEDROOM ONE



BEDROOM TWO



SHOWER ROOM



BEDROOM THREE

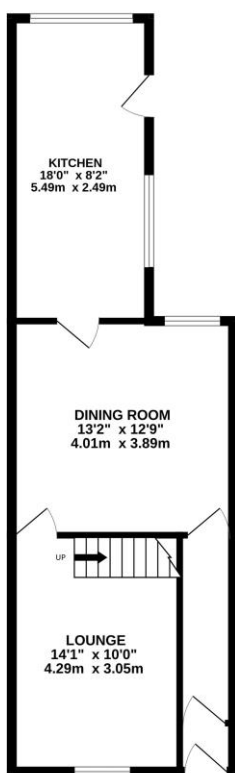


OUTSIDE

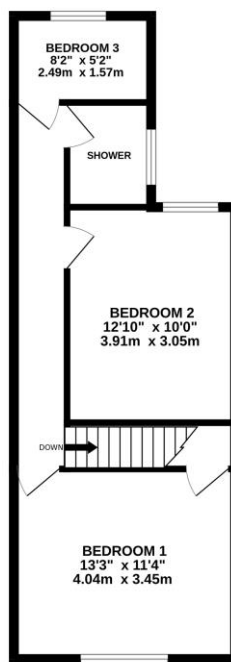


OUTSIDE

GROUND FLOOR  
500 sq.ft. (46.5 sq.m.) approx.



1ST FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 947 sq.ft. (88.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**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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