

# MARTIN MASLIN

55 WEELSBY ROAD  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN32 0PZ



**\*\*ATTENTION INVESTORS/DEVELOPERS\*\***

Welcome to this great investment opportunity to acquire a spacious and traditional 1930s Freehold semi-detached house, split into a Ground Floor Flat and a First Floor Flat. The property is situated on a main road position in a highly sought after area of Grimsby within walking distance of People's Park, local shops and the town centre. Each flat benefits from gas central heating and uPVC double glazing and briefly comprises of an Entrance Hall with access to both flats, a well presented Ground Floor Flat with a spacious 'T' shaped Hallway, a generous bay-fronted Lounge, a smart Kitchen with a range of modern Walnut finished cabinets and built-in appliances, a classic Bathroom with separate W.C. and large principal Bedroom. Meanwhile the First Floor Flat requires some updating with a staircase to first floor landing, comprising a spacious Lounge with deep bay window, large Breakfast Kitchen requiring updating, spacious principal Bedroom and a classic Bathroom. The property enjoys a good sized plot with a front Driveway, lawned rear Garden and a Garage situated in a block with access from St Augustine Avenue. An excellent opportunity not to be missed for an investor or to be turned back into a family home.

**£185,000**

**VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS**

### ENTRANCE PORCH

A uPVC double glazed front entrance door leads directly into an enclosed porch.

### ENTRANCE HALLWAY

A further communal hallway with double glazed side window and two separate doors providing access to the ground floor and first floor flat.

### GROUND FLOOR FLAT

A large and spacious 'T' shaped hallway with useful understairs storage cupboard and radiator.

### LOUNGE

**5.11m (16'9") into bay x 4.11m (13'6")**

A lovely room facing the front garden with a deep uPVC bay window and further original leaded light porthole window. It has a polished fire surround with tiled inlay, coving to the ceiling and radiator.

### KITCHEN

**5.41m (17'9") x 3.25m (10'8")**

A good sized kitchen fitted with a range of base and wall mounted units in a light walnut finish with complimentary worksurfaces, incorporating a stainless steel sink with mixer taps and tiled splashback. Built-in appliances include a four ring gas hob with overhead extractor fan and light, a single electric oven and grill and plumbing for a washing machine. There is a built in cupboard with a boiler, radiator and uPVC double glazed side window. With a door to the bathroom and a further glazed door leading to a rear porch with an exterior door onto the garden.

### BATHROOM

**2.84m (9'4") x 1.93m (6'4")**

An 'L' shaped bathroom with cast iron bath and with shower over and tile surround. There is a pedestal hand wash basin, a radiator and two uPVC double glazed windows. Separate W.C with high flush and double glazed window.

### BEDROOM

**4.42m (14'6") x 3.78m (12'5")**

A good sized double bedroom with a period style fireplace and tiled inlay, radiator and uPVC double glazed side window.

### FIRST FLOOR FLAT

With ground floor entrance door and staircase to landing.

### LANDING

A spacious landing with a spelled balustrade and radiator.



COMMUNAL HALLWAY



LOUNGE



KITCHEN



BATHROOM



## LOUNGE

5.31m (17'5") into bay x 4.09m (13'5")

A pleasant room overlooking the front garden and driveway. Featuring a deep walk-in uPVC bay window. It has a period fireplace with tiled inlay and gas fire, a radiator and a complimentary dado rail.

## KITCHEN

4.42m (14'6") x 3.78m (12'5")

A spacious breakfast kitchen with a period fireplace and built-in floor to ceiling storage cupboards. Fitted with a range of base and wall mounted units incorporating a stainless steel sink with taps. It has space for a freestanding cooker, plumbing for a washing machine and room for a fridge freezer. There is a radiator, a wall mounted gas central heating boiler and a uPVC double glazed side window.

## BEDROOM ONE

5.44m (17'10") x 3.28m (10'9")

A lovely size double bedroom with dual aspect views. It has a built-in storage cupboard and a radiator.

## BATHROOM

1.83m (6'0") x 2.26m (7'5")

A traditional bathroom with white suite comprising a pedestal wash hand basin, panelled bath with shower and rail/curtain. There is a radiator, two uPVC double glazed side windows, and a separate W.C with low flush and uPVC double glazed window.

## OUTSIDE

There is a paved front driveway with a gravelled front garden. A generous side pathway leads in turn to the rear garden.

## REAR GARDEN

A good sized rear garden which is lawned and fenced to the borders. We have been advised there is a garage situated at the rear, in a row of brick outbuildings accessed from Saint Augustine Avenue.

## GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected and broadband speeds and availability can be accessed via the Ofcom's checker website. Central heating comprises radiators as detailed above connected to the ground floor flat is a Biasi Riva Advanced HE Combination Boiler whilst the first floor flat has a Logic Plus Combination Central Heating Boiler installed, located in the kitchen. The property has the benefit of uPVC framed double glazing, and it falls within the jurisdiction of the North East Lincolnshire Council. Each flat has its own Council Tax Band, Tax Band A. The tenure of the whole property 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 on Rightmove and our Martin Maslin website.



BEDROOM



LANDING



LOUNGE



KITCHEN

### AGENTS NOTE

We are advised that the rental income is as follows: FFF rent is currently £455 pm, but has the potential to increase to £600 pm once the flat has been refurbished. The GFF rent is circa £600 pm. The Garage rent is currently £25 pm but could be increased higher to £35 pm. Total potential rental income of circa £15k pa



BEDROOM ONE



BATHROOM



REAR GARDEN

**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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