

MARTIN MASLIN

**7 BARGATE AVENUE
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN32 0ED**



Martin Maslin are delighted to bring to the market this delightful and very well-proportioned detached family home situated in one of Grimsby's most sought-after residential locations, lying just off Welholme Avenue, close to People's Park and less than half-a-mile from the Town Centre. The fabulous and a one of a kind home was built to an excellent design and retains much of its original character and charm. It enjoys the benefit of extensive uPVC double glazing and has a gas central heating system.

£500,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

ENTRANCE PORCH

uPVC double glazed conservatory-style Entrance Porch, can be used as a light and airy study or Sitting Area. It has a uPVC double glazed front door and uPVC double glazed French doors which lead to the front garden. Radiator.

HALLWAY

6.45m (21'2") x 4.88m (16'0")

A magnificent and large Hallway which can be used for dining if required. It enjoys the benefit of some superb original features including polished timber blocked floor, oak panelling to the walls and decorative beamed ceiling. A superb open spelled return staircase leads to the first floor.

CLOAKROOM

With polished timber floor. Fashionable suite in white comprising low-flush w.c. and pedestal hand basin, radiator, coving to ceiling and part panelled walls. Extractor fan.

SITTING ROOM

7.29m (23'11") x 5.00m (16'5")

A delightful, spacious light and airy living room enjoying a double aspect with high-level leaded uPVC double glazed windows to one elevation and leaded uPVC double glazed French doors which lead to the rear garden with matching leaded secondary double glazed windows to either side. Open fire, in an attractive surround. Delightful coving, attractive plaster relief work to the walls and a superb ceiling rose. Sky t.v. aerial point.

DINING ROOM/SECOND SITTING ROOM

5.54m (18'2") x 8.71m (27'19")

Open fire, set in an attractive "Minster" style fire surround with leaded secondary double glazed windows to each alcove. Delightful leaded and secondary double glazed bay window overlooks the rear garden. Attractive plaster relief panelling to walls and coving to ceiling. Two radiators.

BREAKFAST KITCHEN

5.54m (18'2") x 8.71m (27'19")

Spacious Breakfast Kitchen being partly tiled, with a superb and extensive range of fitted wall and base units incorporating a Belfast sink with mixer tap, Range oven with extractor hood, and ceiling spot lights. Island with matching work top.

FIRST FLOOR

LANDING

A superb galleried Landing with open spelled stair rail. This spacious Landing enjoys the benefit of most attractive leaded coloured light stained glass window. Picture rail, coving and attractive ceiling rose, radiator, oak-panelling to walls and part wood-block and partly carpeted floor.



ENTRANCE PORCH



HALLWAY



SITTING ROOM



DINING ROOM/SECOND

MASTER BEDROOM

5.44m (17'10") x 5.00m (16'5")

A superb and spacious master Bedroom enjoying a triple aspect with two leaded uPVC double glazed windows (one of which is a bay window) and one single glazed leaded window. Attractive range of fitted wardrobes. Picture rail and coving.

BEDROOM TWO

4.98m (16'4") x 4.52m (14'10")

Picture rail and coving. Leaded uPVC double glazed window and leaded secondary double glazed window.

BEDROOM THREE

3.45m (11'4") x 3.38m (11'1")

Leaded uPVC double glazed window unit. Attractive coving to ceiling. Radiator.

BEDROOM FOUR

3.53m (11'7") x 3.30m (10'10")

With attractive coving and ceiling rose. Radiator and leaded uPVC double glazed door which leads to the balcony.

BALCONY

Felted and the balcony has a railed surround and overlooks the front and side garden.

FAMILY BATHROOM

Fashionable white with a three-piece suite comprising a bath with pedestal hand basin and low-flush w.c. Radiator and two leaded uPVC double glazed window units, spot lights and access hatch to loft.

SECOND BATHROOM

Fully tiled, with a delightful modern suite in white comprising a walk in shower towel rail radiator, pedestal hand basin with vanity unit, and a push button WC. Attractive tiled floor covering.

OUTBUILDINGS

Attached to the main house are the following:-

LAUNDRY ROOM/ UTILITY with plumbing for an automatic washer.

OUTSIDE W.C. with hand basin

OUTHOUSE Ideal for storage of bicycles.

OUTSIDE

The garden is split into several areas, each having a delightful and unique feel. The front garden has a lawned area with a raised border and an attractive paved surround with patio area. To the right hand side of the property is a raised paved patio area whilst to the left hand side is a well maintained lawned area which leads to a small secluded area. To the rear of the property is a delightful paved patio area. The property has attractive mature hedges, trees, etc., which give the property a great deal of privacy.



BREAKFAST KITCHEN



BREAKFAST KITCHEN



LANDING



MASTER BEDROOM

GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected and broadband speeds and availability can be assessed via Ofcom's checker website. Central heating comprises radiators as detailed above. The Local Authority is North East Lincolnshire Council and the property is in Council Tax Band F. The tenure is Freehold subject to Solicitors verification.

VIEWINGS

By appointment through the Agents on Grimsby 311000.



BEDROOM TWO



BEDROOM THREE



FAMILY BATHROOM



SECOND 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.

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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.



25161



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