

MARTIN MASLIN

8 ALBION STREET
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN32 7DY



Situated in an established residential area of Grimsby, this well-proportioned three-bedroom mid-link home offers excellent potential for first-time buyers, families, or investors alike. The accommodation includes a welcoming entrance hall, a generous living room, a good-sized kitchen, three well-sized bedrooms, a family bathroom, and a separate W.C. The property benefits from gas-fired central heating and uPVC double glazing. Outside, there is a rear garden ideal for outdoor enjoyment, while the front features a block-paved hard standing offering potential for off-road parking (subject to the necessary dropped kerb and consents). Offered to the market with no forward chain, this is a fantastic opportunity to secure a home in a popular and convenient location.

£79,950

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

GROUND FLOOR

ENTRANCE HALL

With uPVC double glazed entrance door and side screen. Stairs to first floor accommodation. Laminate flooring and a radiator.

LIVING ROOM

6.98m (22' 11") x 3.39m (11' 1")

Having electric fire set in reconstituted marble hearth with timber surround. Two radiators. uPVC double glazed French doors to garden and uPVC double glazed leaded window unit to front elevation.

KITCHEN

3.21m (10' 6") x 2.69m (8' 10")

Partially tiled and having laminate flooring. Fitted with a good selection of wall and base units incorporating sink unit / drainer and having gas point for cooker and plumbing for automatic washing machine. uPVC double glazed window unit.

FIRST FLOOR

LANDING

BEDROOM ONE

4.32m (14' 2") x 3.04m (10' 0")

With fitted wardrobes and bedside cabinets. Radiator and a uPVC double glazed window unit.

BEDROOM TWO

3.02m (9' 11") x 2.61m (8' 7")

With useful storage cupboard. Gas fired central heating combination boiler. Radiator and a uPVC double glazed window unit.

BEDROOM THREE

2.79m (9' 2") x 2.41m (7' 11")

With storage cupboard. Radiator and a uPVC double glazed window unit.

BATHROOM

Tiled and fitted with a two piece suite in white comprising panelled bath and pedestal basin. Radiator and a uPVC double glazed window unit.

W.C

Fitted with low flush w.c. uPVC double glazed window unit.

GARDENS

The property has garden to rear. The front has been largely laid to block paved hardstanding. This has potential to be a driveway (subject to dropped kerb and necessary consents).



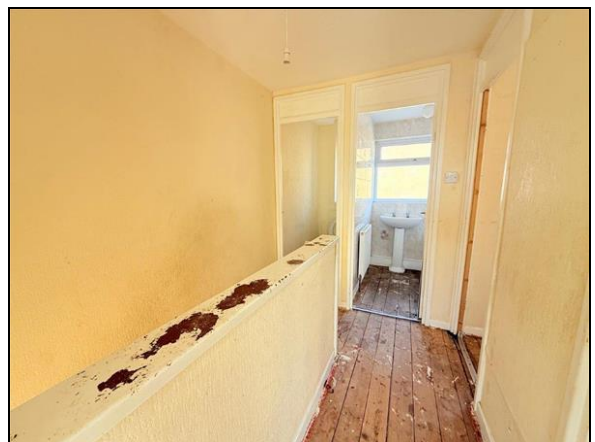
ENTRANCE HALL



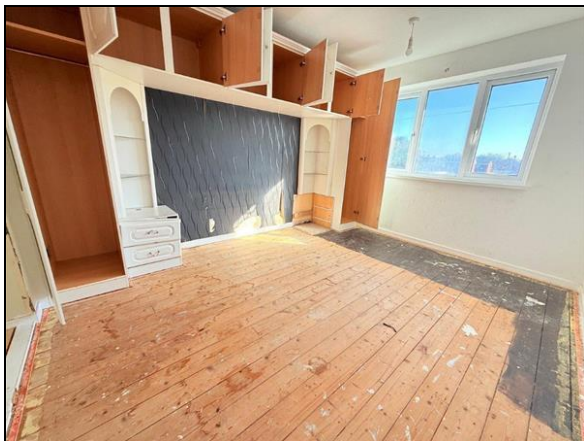
LIVING ROOM



KITCHEN



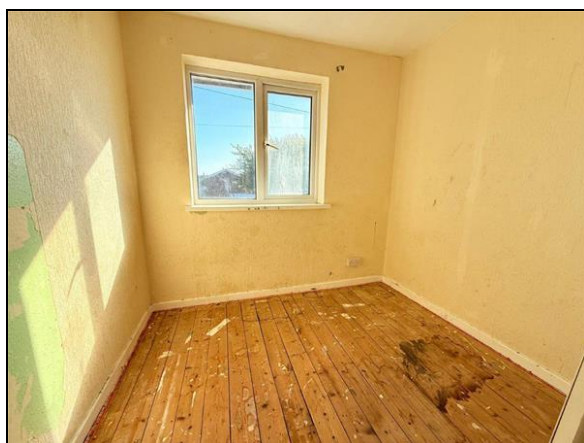
LANDING



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



BATHROOM



GARDENS

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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