

MARTIN MASLIN

**9 BROWNS ORCHARD
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN32 0QF**



A modern semi detached house found tucked away on Browns Orchard in this delightful modern development lying just off Brighowgate. The property is ideal for an investor or first time purchaser with no forward chain. Offering a well presented layout benefitting from a gas central heating system and extensive uPVC double glazing. The accommodation features modern laminate flooring and comprises of an Entrance Hall with a separate w.c, small Kitchen and a generous open plan Lounge with staircase and French style patio doors onto the rear garden. Upstairs there are two good size Bedrooms and a Bathroom with a shower over the bath. Outside the property has its own private Rear patio garden whilst to the front is a parking area and a valuable brick Garage situated close by. The property is Ideally located within walking distance of the town centre, train station and local shops. An excellent opportunity not to be missed, realistically priced for a quick sale.

£95,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

ENTRANCE

A hard wood front door leads directly into the Hallway.

HALLWAY

With laminate floor and a radiator.

WC

With a low flush w.c, radiator and second glazed window.

KITCHEN

3.58m (11'9") x 1.78m (5'10")

Fitted with a range of base and wall mounted units with a light grey pencil line trim. Complementary light Beech work surfaces incorporate a stainless steel sink with mixer taps and tile splashback. Built in appliances include an electric Lamona hob with an over head extractor fan and single electric oven and grill and plumbing for an automatic washing machine. Although compact the Kitchen has a double glazed front window allowing natural light and a radiator. Professional laminate floor flows through into the main Lounge.

LOUNGE

4.57m (15'0") x 3.58m (11'9")

A modern open plan Lounge where the staircase leads to the first floor. Featuring a fashionable laminate floor, radiator, recess lighting and French uPVC double glazed doors open onto the rear courtyard style garden.

FIRST FLOOR LEVEL

A Landing with loft access and all rooms leading directly as follows.

BEDROOM ONE

3.35m (11'0") x 3.02m (9'11")

A good size double Bedroom with fashionable laminate floor, radiator and a uPVC double glazed rear window. It has a built-in storage cupboard housing the combination central heating boiler and thermostat.

BEDROOM TWO

2.64m (8'8") x 1.78m (5'10")

A single bedroom with fashionable laminate floor, radiator and a secondary double glazed window to the front aspect.

BATHROOM

Comprising low flush w.c, pedestal wash handbasin and panel bath. There is an electric shower with a railroad curtain and radiator. It has a double glazed seal unit side window.

OUTSIDE

The Property has a paved rear garden and further provision for car parking to the front. In addition, there is a brick Garage situated on a block close to the property.



WC



KITCHEN



LOUNGE



FIRST FLOOR LEVEL

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 Baxi platinum combination central heating boiler located in Bedroom one. The property benefits from majority of UPVC double glazing with some double glazed sealed unit windows. It falls within the jurisdiction of the North East Lincolnshire Council and is Council Tax Band B. The tenure is Freehold subject to Solicitors verification.

VIEWINGS

Strictly via appointment through the Agents on Grimsby 311000. A video walkthrough tour with commentary can be seen on Rightmove and our Martin Maslin website.



BEDROOM ONE



BEDROOM TWO



BATHROOM



OUTSIDE



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.

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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