



JAMES STANHOPE

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Parklands Avenue, Humberston, Grimsby, DN36 4FY

Offers In Region Of £205,800

3 2 1



## **An excellent three bedroom semi-detached modern family house.**

Located on this modern development over looking the green sward to the front of the development is this excellent family home. The property has everything you would need for modern family living and briefly comprises a hall, living room, inner hall, kitchen/diner and cloakroom to the ground floor. Off the first floor landing are three bedrooms, the primary having an en-suite shower room, and a family bathroom.

To the front is a driveway which provides off-road parking and to the rear the garden is Westerly facing, enjoying afternoon sun

Naturally it is double glazed, has a gas centrally heated and has the remainder of its 10 year build warranty.

**This is an excellent house which must be viewed.**

### **Entrance Hall**

**Living Room** - 4.83m max x 3.13m max (15'10" x 10'3")

**Inner Hallway / Cloakroom**

**Kitchen/Diner** - 5.75m x 2.34m (18'10" x 7'8")

### **Landing**

**Bedroom 1** - 4.33m x 2.97m (14'2" x 9'8")

### **En-Suite Shower Room**

**Bedroom 2** - 3.45m x 2.65m (11'3" x 8'8")

**Bedroom 3** - 3.01m x 2.38m (9'10" x 7'9")

### **Bathroom**

**Garage** - 4.91m x 2.35m (16'1" x 7'8")

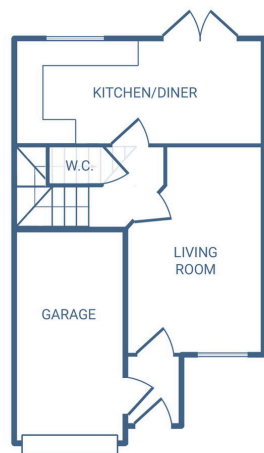
### **Gardens**



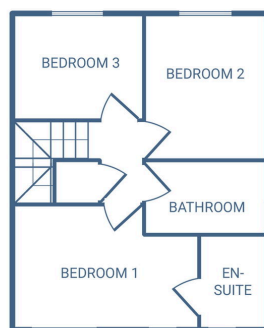




- Quote Ref No.: JS0755 when calling to view
- 3 Bedrooms/2 Bathrooms
- Kitchen/Diner
- Westerly Facing Garden
- Tenure: Freehold
- Modern Semi Detached House
- Living Room with Stylish Media Wall
- Off-Road Parking and Integral Garage
- An Excellent Family Home
- Council Tax Band: C

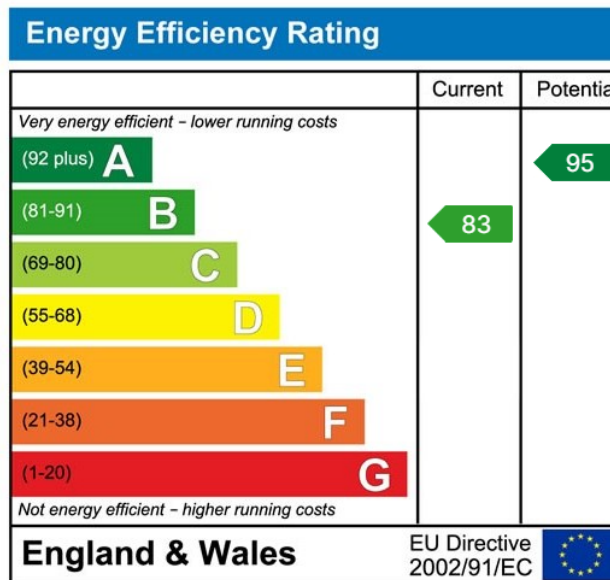


GROUND FLOOR



FIRST FLOOR

This floor plan is not drawn to scale. It is for guidance purposes only and should not be relied upon to accurately reflect the property dimensions



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