



6 CHATSWORTH CLOSE GRIMSBY, DN37 7BF

£200,000
FREEHOLD

This delightful three-bedroom house is perfectly positioned within a quiet cul-de-sac, providing a serene and family-friendly environment. With its impressive room proportions, this property offers spacious and versatile living areas, ideal for comfortable family life or entertaining guests. Each room is thoughtfully designed to maximize space and light, creating a welcoming atmosphere throughout the home.

The generous garden is predominantly laid to lawn, making it an excellent low-maintenance outdoor space for relaxation or play. Whether you envision children playing safely, hosting summer barbecues, or simply enjoying the outdoors, this garden caters to a variety of needs while remaining easy to care for.

Additionally, the property offers off-road parking for two vehicles, providing both convenience and peace of mind—an essential feature for modern family living. This home truly combines practicality with location.



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ENTRANCE HALLWAY

As you enter the property through the timber style door you are met with a large open hallway with stairs to the first floor and doors to all principle first floor rooms

LOUNGE

This square living room has double entrance doors and a large window to the front aspect

KITCHEN/DINING

Rear facing with a window and French doors overlooking the rear garden, the fitted kitchen comprises a range of cupboards with worktops over, sink unit with taps, built in oven with gas hob and extractor over, built in slimline dishwasher and space for washing machine and tumble dryer, the dining area is large with space for 6/8 seater dining table

DOWNSTAIRS W.C

Larger than average with a low flush W.C hand wash basin and radiator

FIRST FLOOR HALLWAY

With side window for added light, access to the loft, access to the hot water cylinder and doors to all first floor rooms

BEDROOM ONE

Good sized rear facing bedroom with ample space for a king sized bed and bedroom furniture and a door which leads to

EN-SUITE

With low flush W.C, fully tiled shower cubicle with mains powered shower, hand wash basin and a central heating radiator

BEDROOM TWO

A good sized front facing room with ample space for a double bed and bedroom furniture

BEDROOM THREE

A front facing single room with a handy storage cupboard

FAMILY BATHROOM

Rear facing with an obscured window, panelled bath with side shower screen and tiling to part walls, low flush W.C, hand wash basin and a radiator

EXTERNALLY

As you approach the property the front is mainly laid to law with a pathway leading to the front door, parking is to the side and provides off road spaces for 2 vehicles, a decorative berry tree adds curb appeal.

To the rear the property is predominately laid to lawn with a decked area to the rear. The garden is an unusual shape and provides an extra space for storage sheds ect. A side gate leads out to the parking spaces.

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ADDITIONAL INFORMATION

Local Authority –

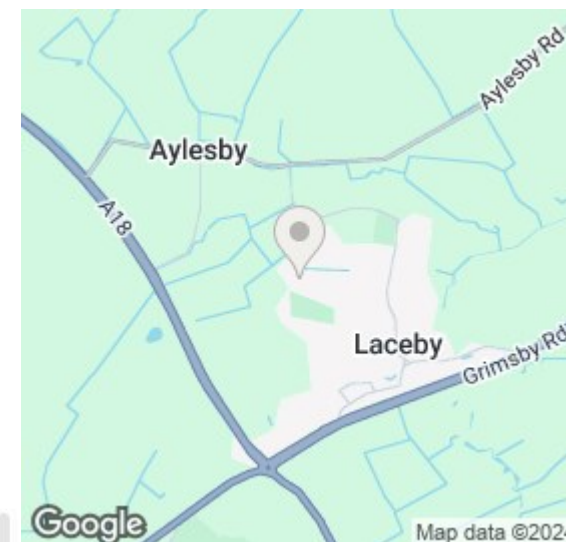
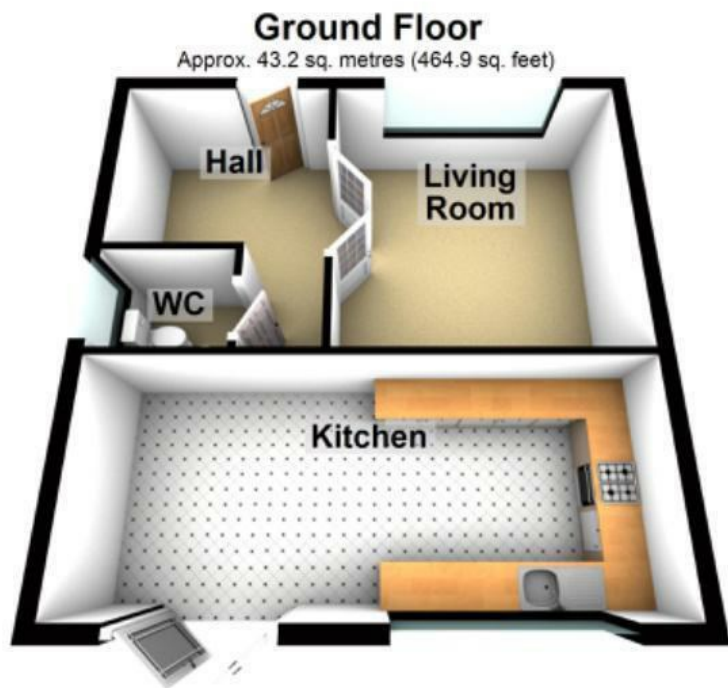
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	77	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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