

le+sand  
...property sales



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42a Lambert Road, DN32  
**ASKING PRICE £77,500**

A CHANCE TO OWN AN IMMACULATEDLY PRESENTED 2 BEDROOM MAISONETTE THAT IS LOCATED IN THIS SOUGHT AFTER POSITION, A SHORT WALK TO BOTH PEOPLES PARK AND GRIMSBY TOWN CENTRE.

Being situated at the front of a traditional bay fronted end of terrace property, this maisonette is considered both an excellent investment or first time buy. The property is currently tenanted and would like to remain so for any investor there is the opportunity to earn an immediate income. If the purchaser wishes to buy the property to live in it will be offered with vacant possession. The accommodation briefly comprises; bay fronted Lounge, Kitchen Diner, 2 Bedrooms, Bathroom and enclosed Rear Courtyard. Internal viewing is considered essential in order to fully appreciate the appeal.

Accessed via a shared hallway with a private entrance door that opens into;

**Lounge - 14'6 x 11'10 (4.42m x 3.61m)**

With original ceiling rose and coving, radiator and uPVC double glazed walk in bay window.

**Kitchen - 11'10 x 11'10 (3.61m x 3.61m)**

With a range of fitted units, plumbing for automatic washing machine, gas cooker point and original rose to ceiling and coving. uPVC entrance door that opens onto side courtyard.





Stairs off Lounge lead to the first floor landing and doors off to;

**Bedroom 1 - 12'10 x 11'1 (3.91m x 3.38m)**

With original built in cupboard/wardrobe, uPVC double glazed window to front and original coving to ceiling.

**Bedroom 2 - 11'10 x 8'7 min (3.61m x 2.62m)**

With radiator and uPVC double glazed window to rear.

**Bathroom**

With white bathroom suite comprising low flush WC, pedestal wash basin and panelled bath with shower over. Radiator and uPVC double glazed window to front.

**Outside**

There is a pleasant enclosed side courtyard with fenced and walled boundary.





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