



**WROXHAM AVENUE**

Grimsby

**£65,000**

**le+ sand**  
...property sales

Letsand...Property Sales are delighted to offer for sale this spacious semi detached home located in an established residential position just off Littlecoates Road. The property does require a full scheme of modernisation but is considered to be excellent value at its realistic asking price. Internal viewing is considered in order to appreciate the accommodation on offer and potential it undoubtedly boasts. The accommodation briefly comprises; Entrance Hall, Lounge, Kitchen with open plan Dining Area off, 3 Bedrooms, Bathroom, Front Garden with potential for off road parking and Rear Garden with brick outbuildings.

uPVC double glazed entrance door opens into;

### **Entrance Hall**

With laminate floor, radiator and understairs cupboard.

### **Lounge - 13'2 x 12'7**

With radiator and Georgian effect uPVC double glazed window to front elevation.

### **Kitchen - 10'2 x 9'6**

With uPVC double glazed window to rear, tiled floor, stainless steel sink unit, plumbing for washing machine, range of fitted units, wall mounted combination boiler, understairs shelving recess and radiator.

Wide archway leads to;

### **Dining Area - 10'8 x 8'11**

With uPVC french doors onto rear garden (in need of repair) and radiator.





Stairs off hallway lead to first floor landing with uPVC double glazed window to side and doors off to;

**Bedroom 1 - 13'4 x 11'1**

With radiator and Georgian effect uPVC double glazed window to front.

**Bedroom 2 - 11'1 x 10'1**

With laminate floor, radiator and uPVC double glazed window to rear.

**Bedroom 3 - 8'4 x 8'3**

With built in cupboard, radiator and uPVC double glazed window to front.



**Bathroom - 8' x 7'6**

With white suite comprising panelled bath, pedestal washbasin and low flsuh WC. Two uPVC double glazed windows to side, built in cupboard and radiator.

**Front Garden**

An open plan front garden with potential for off road parking.

**Rear Garden**

The garden is enclosed by fencing and requires attention. There is also a useful brick outbuilding.

**Tenure**

Freehold





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