

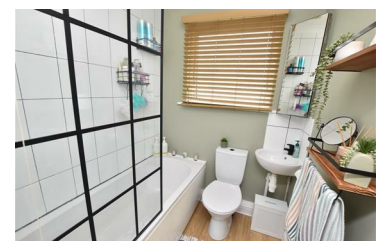


## 5 Allenby Avenue Grimsby, North East Lincolnshire DN34 4QL

Viewing is highly recommended on this superb THREE BEDROOM MID TERRACE with OFF STREET PARKING situated within a cul de sac close to Yarborough Road having a good level of local amenities and a short commute into Grimsby town centre. The accommodation is ready to move into and comprises of :- entrance hall, lounge, stunning dining kitchen, garden room, cloakroom, three bedrooms and bathroom. Lovely good sized rear garden. Gas central heating system and double glazing. Offered with NO FORWARD CHAIN an ideal first time buy!

**£124,000**

- SUPERB MID TERRACE
- OFF STREET PARKING
- LOUNGE
- DINING KITCHEN
- GARDEN ROOM
- CLOAKROOM
- THREE BEDROOMS
- BATHROOM
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

## GROUND FLOOR

### ENTRANCE HALL

Approached via a double glazed entrance door leading into the hall. Staircase to the first floor landing, radiator.

### LOUNGE

13'11" x 12'4" (4.26m x 3.76m)

Feature fire surround in beech finish with pebble style electric fire. Coving to the ceiling. Laminate flooring. Radiator.



### LOUNGE

Additional photo



### DINING KITCHEN

15'7" x 9'1" (4.76m x 2.77m)

Fitted with a range of wall and base units in a fashionable black and cream finish with rose gold effect handles. Contrasting wood style worksurface incorporating the stainless steel sink unit with mixer tap. Ceramic tiled splash backs. Built in electric oven and hob with extractor unit. Plumbing for washing machine. Tiled flooring. Under stair storage cupboard. Downlights to the ceiling. Open plan to the garden room.



### DINING KITCHEN

Additional photo



### GARDEN ROOM

11'4" x 6'3" (3.46m x 1.92m)

Continuation of the tiled floor. Double glazed French doors with double glazed windows either side. Radiator.



### GARDEN ROOM

Additional photo



### CLOAKROOM

Fitted low flush w/c and wash hand basin inset into dedicated vanity unit. Ceramic tiled splash backs. Continuation of tiled floor. Double glazed window to the rear.



### FIRST FLOOR

.

### LANDING

Spelled balustrade in a white finish.

### BEDROOM 1

11'7" x 9'11" (3.54m x 3.03m)

Fitted with wall to wall wardrobes having sliding mirrored doors. Double glazed window to the front.



### BEDROOM 1

Additional photo



### BEDROOM 2

11'6" x 9'11" (3.51m x 3.04m)

Double glazed window to the rear. Radiator. Wall mounted gas central heating boiler approximately 3 years old with a 10 year Warranty.



### BEDROOM 2

Additional photo



### BEDROOM 3

8'3" x 5'5" (2.54m x 1.66m)

Double glazed window to the rear. Radiator.



## BATHROOM

5'8" x 5'4" (1.75m x 1.64m)

Fitted with a white suite comprising of bath having an electric shower with Crittall style screen, tiling over the bath Wall hung corner wash hand basin with tiled splash backs and low flush w/c. Radiator. Double glazed window to the front.



## OUTSIDE

### GARDENS

The front garden has been concreted with block paved border detail to provide off street parking. The rear garden has a decked seating area accessed from the garden room ideal for outside entertaining, steps down to the lawned garden with pathway to the rear gate. Broken slate border bed with paving stone style slabs. The summerhouse is available by negotiation. Garden shed. Boundaries are fenced.



### TENURE - LEASEHOLD

We are informed by the seller that the tenure of this property is Leasehold with a 999 Year Lease. The Lease commenced 22nd February 1933 Ground Rent £3.50 Confirmation / verification has been requested. Please consult us for further details.

### COUNCIL TAX BAND

Council Tax Band A

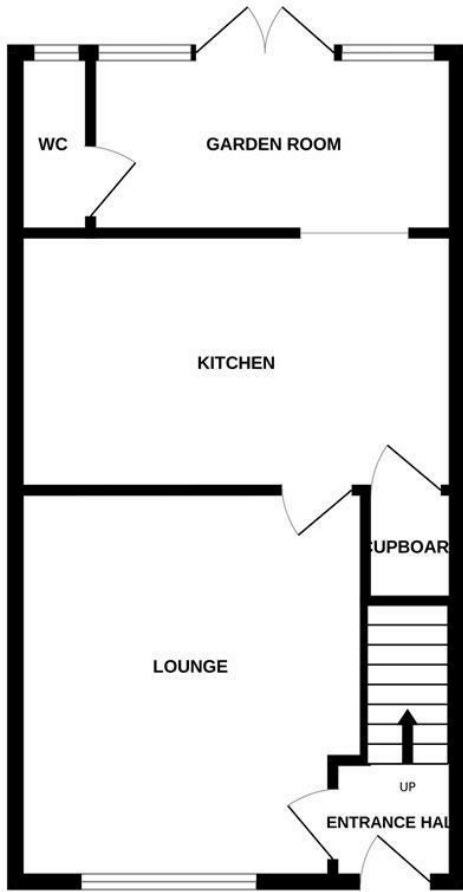
### VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

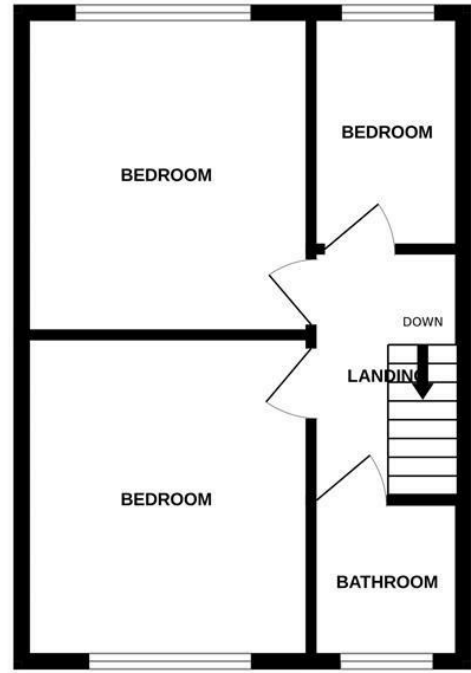
### OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			86
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.