



29 Westminster Drive Grimsby, North East Lincolnshire DN34 4TU

Located within easy access of the town centre is this TWO BEDROOM SEMI DETACHED HOUSE close to all local amenities. The property benefits from gas central heating and uPVC double glazing with, accommodation including:- Entrance hall, kitchen diner, lounge, two bedrooms and bathroom. Front rear and side gardens with detached garage and off road parking. Viewing is highly recommended.

£150,000

- CENTRAL GRIMSBY LOCATION
- SEMI DETACHED PROPERTY
- KITCHEN DINER
- LOUNGE
- TWO BEDROOMS
- BATHROOM
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- GARAGE
- FRONT & REAR GARDENS



DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

ENTRANCE

Accessed via a half glazed uPVC door with side light window into the hallway.

HALLWAY

With wood effect laminate flooring, carpeted stairs leading to the first floor. Two useful storage cupboards.



KITCHEN DINER

16'5" x 10'10" (5.01 x 3.31)

The kitchen benefits from a range of wood wall and base units with contrasting work surfaces and modern tiled splashbacks and incorporates a stainless steel sink and drainer with slot in gas oven and hob having a stainless steel chimney style extractor hood. Ample space for a fridge freezer and washing machine. Matching breakfast bar area ideal for dining. Large built in storage cupboard. Finished with coved ceiling, down lights, tiled flooring and radiator. uPVC double glazed window and French doors leading to the rear garden.



KITCHEN DINER

Additional Photograph



KITCHEN DINER

Additional Photograph



KITCHEN DINER

Additional Photograph



LOUNGE

16'7" x 11'5" (5.06 x 3.50)

The lounge has dual aspect uPVC double glazed windows, coved ceiling, wood effect laminate flooring. The main focal point is the feature chimney breast which has exposed bricks and wooden mantle with handy alcove storage cupboards.



LOUNGE

Additional Photograph



FIRST FLOOR

FIRST FLOOR LANDING

continued carpeted flooring, white wooden spindle balustrade and radiator. Loft access to the ceiling.



BEDROOM ONE

12'0" x 11'3" (3.67 x 3.43)

The largest of the two bedrooms has a uPVC double glazed window to the front aspect, carpeted flooring, radiator, easy access loft storage and a range of built in wardrobes with sliding doors.



BEDROOM ONE

Additional Photograph



BEDROOM TWO

10'2" x 7'11" (3.11 x 2.43)

The second bedroom has carpeted flooring, radiator and a uPVC double glazed window to the side aspect. Handy loft storage with easy access. Boiler in airing cupboard.



BATHROOM

7'1" x 5'4" (2.16 x 1.64)

Benefitting from a white three piece suite comprising of; Bath with shower over and wood effect panel, hand wash basin with wood effect vanity unit beneath and low flush wc. Finished with tiled walls, vinyl flooring, heated towel rail, downlights to the ceiling and uPVC double glazed window to the rear.



OUTSIDE

GARDENS



GARAGE

Detached garage with up and over door, rear access door and fitted with electric and lighting.

COUNCIL TAX BAND

Council Tax Band B

TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

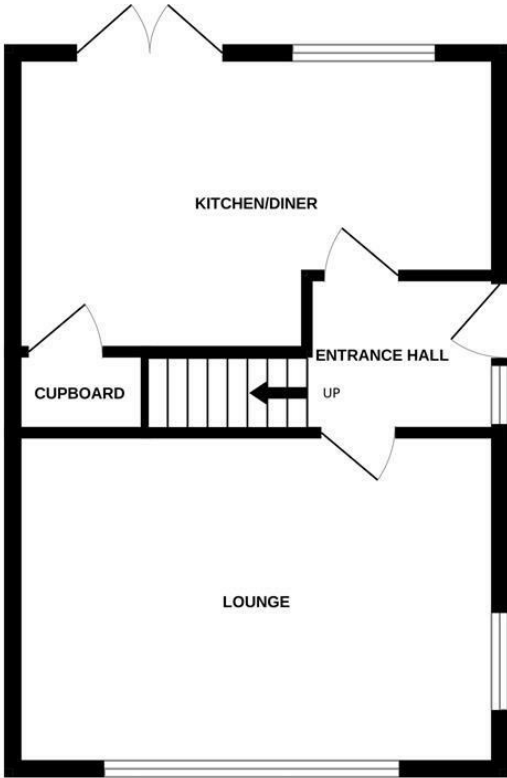
VIEWING ARRANGEMENTS

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

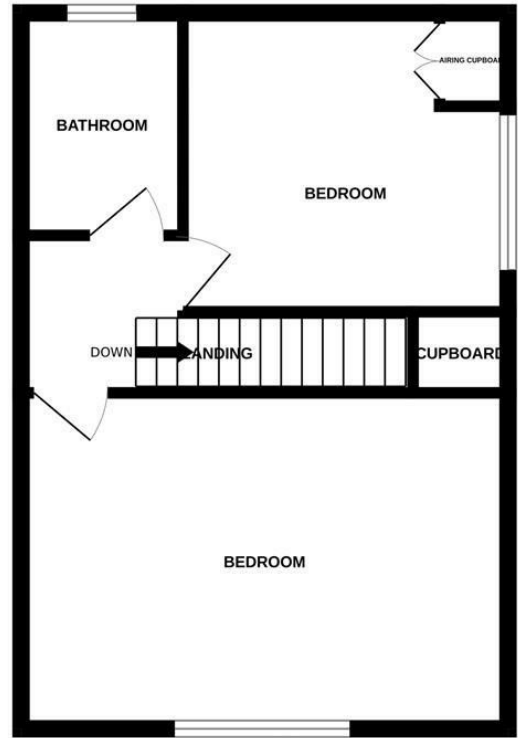
OPENING TIMES

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

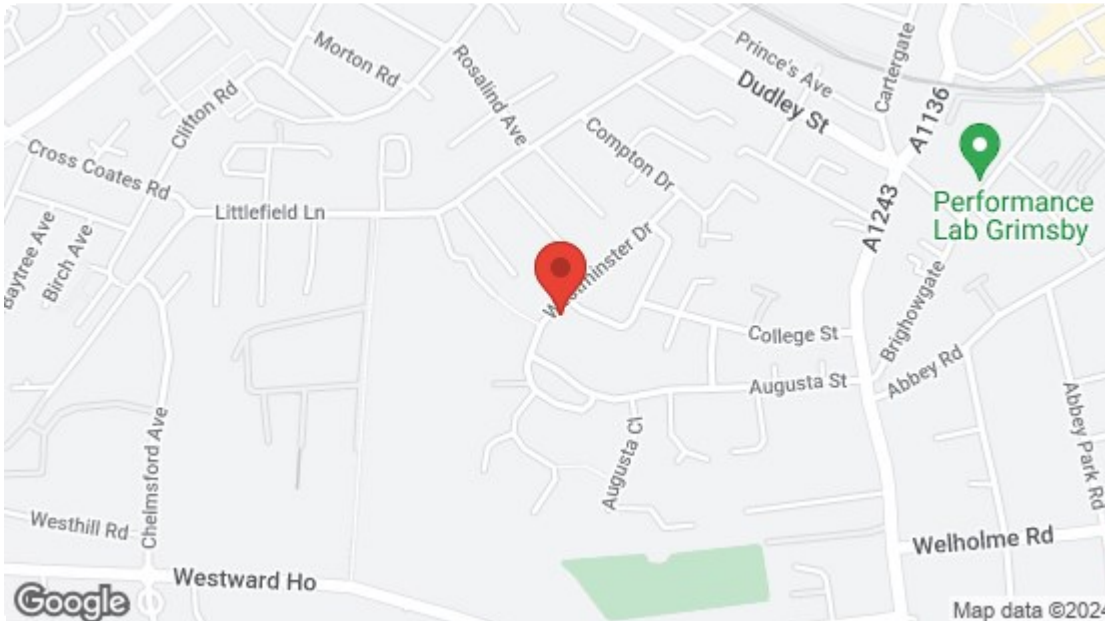
GROUND FLOOR



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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		68	
(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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ 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.