



133 Pershore Avenue Grimsby, North East Lincolnshire DN34 5PZ

IDEAL FOR INVESTMENT is this well proportioned TWO BEDROOM END TERRACE HOUSE which is being sold with vacant possession. Benefitting from gas central heating and uPVC double glazing with the accommodation comprising of: Entrance hall, lounge, dining room, kitchen, two double bedrooms and a bathroom/wc. Front garden with off road parking plus a good sized rear garden with substantial brick outbuildings. EARLY VIEWING RECOMMENDED.

Chain Free £100,000

- IN NEED OF MODERNISATION
- TWO BEDROOM END TERRACE
- KITCHEN
- DINING ROOM
- LOUNGE
- BATHROOM
- OUTSIDE STORE/WC/UTILITY
- LARGE REAR GARDEN
- OFF ROAD PARKING
- NO FORWARD CHAIN



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

ENTRANCE

Accessed via a uPVC door leading into the hallway.

HALLWAY

Having returned staircase leading to the first floor with under stairs storage cupboard.



KITCHEN

9'1" x 7'2" (2.78 x 2.20)

With a range of base units with composite sink, space for appliances and two pantry cupboards. uPVC double glazed window to the front and side door leading to the undercover area and stores. Part tiled walls and radiator.



DINING ROOM

9'2" x 8'6" (2.80 x 2.60)

uPVC double glazed window to the rear and radiator.



LOUNGE

12'3" x 11'5" (3.75 x 3.49)

Having a uPVC double glazed window to the rear, carpeted flooring, radiator and electric fire with ornate wood surround.



FIRST FLOOR

FIRST FLOOR LANDING

uPVC double glazed window to the front aspect, enclosed banister and airing cupboard with radiator fitted and wall mounted boiler.



BEDROOM ONE

12'3" x 11'4" (3.75 x 3.47)

Built in wardrobes, uPVC double glazed window to the rear and original tiled fireplace with cast iron grate.



BEDROOM ONE

Additional Photograph



BEDROOM TWO

10'1" x 9'2" (3.09 x 2.80)

Second double bedroom with radiator and uPVC double glazed window to the rear.



BATHROOM

7'3" x 5'4" (2.22 x 1.65)

Benefitting from a white three piece suite comprising of; Original cast iron bath, hand wash basin and low flush wc. Finished with tiled walls, carpeted flooring, radiator and uPVC double glazed window to the side aspect.



OUTSIDE

GARDENS

STORE ROOMS/OUT HOUSES

Accessed via composite door leading to the under cover area and brick stores.

CLOAKROOM

6'0" x 3'5" (1.85 x 1.06)

W.C. and hand wash basin.

UTILITY AREA

8'3" x 5'11" (2.53 x 1.82)

Handy area which could be used as a utility room fitted with electric and lighting.

GARDENS

Having a low maintenance front garden with driveway for off road parking and fenced boundaries. Private rear garden which is a great size and mainly laid to lawn with mature trees.



GARDENS

Additional Photograph



COUNCIL TAX BAND

Council Tax Band A

TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold.

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	
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.