



6 Birkdale Grimsby, North East Lincolnshire DN37 0EL

We are delighted to offer for sale this modern DETACHED FAMILY HOME situated with in the heart of Waltham Village with its abundance of amenities, cafes, bars and highly regarded schooling. The property benefits from gas central heating and uPVC double glazing whilst the tastefully decorated accommodation comprises of; Reception hallway, two reception rooms, Modern kitchen diner, cloakroom, FOUR DOUBLE BEDROOMS and family bathroom. Gardens to the front and rear and driveway providing off road parking. Viewing is essential to appreciate this great family home.

£290,000

- WALTHAM VILLAGE LOCATION
- DETACHED FAMILY PROPERTY
- MODERN KITCHEN DINER
- TWO RECEPTION LOUNGES
- CLOAKROOM/WC
- FOUR DOUBLE BEDROOMS
- FAMILY BATHROOM
- uPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- FRONT & REAR GARDENS
- VIEWING ESSENTIAL



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

ENTRANCE

Accessed via a composite door into the reception hallway.



RECEPTION HALLWAY

Oozing a modern contemporary feel the reception hall has modern tiled flooring, coved ceiling, Victorian style radiator and white open spindle balustrade with carpeted stairs leading to the first floor having built in storage beneath. Solid Oak connecting doors.



KITCHEN DINER

19'4" x 11'10" (5.90 x 3.63)

Modern kitchen diner benefitting from a range of shaker style wall and base units in a mixture of blue and grey coloured doors with contrasting worksurfaces and upstands with tiled splash backs and incorporating a composite sink and drainer, gas hob with stainless steel chimney style extractor hood above, double electric fan assisted oven, integrated larder fridge, freezer and dishwasher. Ample space for an automatic washing machine and tumble dryer behind matching doors. Wall mounted boiler with matching larder cupboard. Finished with a composite door and uPVC double glazed window to the side aspect and uPVC double glazed bay window to the front all finished with Plantation shutters, down lights to the ceiling and modern pendant drop and wood effect Karndean flooring. Tall radiator.



KITCHEN DINER

Additional Photograph



KITCHEN DINER

Additional Photograph



KITCHEN DINER

Additional Photograph



KITCHEN DINER

Additional Photograph



REAR SITTING ROOM

14'10" x 11'11" (4.53 x 3.64)

The rear sitting room or day room has coved ceiling, dado rail and wood effect laminate flooring with a uPVC double glazed window over looking the rear garden and the main focal point is the feature fireplace with white wood surround Victorian style cast iron inset with tiled sides. Radiator.



REAR SITTING ROOM

Additional Photograph



LOUNGE

18'11" x 12'10" (5.78 x 3.93)

The lounge has two uPVC double glazed side windows and uPVC double glazed French doors with side light panels over looking the garden. finished with coved ceiling, carpeted flooring, two radiators and feature fireplace with white wooden surround, tiled hearth and back and inset coal effect gas fire.



LOUNGE

Additional Photograph



LOUNGE

Additional Photograph

CLOAKROOM/WC

5'0" x 2'9" (1.53 x 0.86)

The cloakroom benefits from a white two piece suite which comprises of; Low flush wc and hand wash basin set above a modern grey vanity unit with handy storage. Finished with modern tiled floor and splashbacks, heated towel rail and uPVC double glazed window to the front.



FIRST FLOOR

FIRST FLOOR LANDING

Having continued carpeted flooring from the stairs, coved ceiling, side uPVC side light window, airing cupboard and large storage cupboard. Loft access to the ceiling with pull down ladder.



BEDROOM ONE

13'0" x 12'11" (3.97 x 3.95)

The master bedroom is to the rear of the property with a uPVC double glazed window, coved ceiling, carpeted flooring, radiator and feature modern panelled wall.



BEDROOM ONE

Additional Photograph



BEDROOM TWO

13'1" x 11'10" (3.99 x 3.63)

To the front of the property with a uPVC double glazed window, carpeted flooring and radiator.



BEDROOM THREE

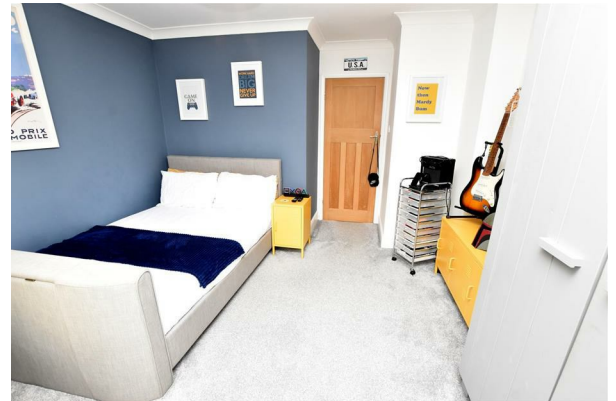
13'0" x 11'10" (3.97 x 3.63)

The third double bedroom is to the rear of the property with a uPVC double glazed window, coved ceiling, carpeted flooring and radiator



BEDROOM THREE

Additional Photograph



BEDROOM FOUR (L-shaped)

12'10" x 9'11" (3.93 x 3.03)

The fourth double bedroom is to the front of the property with a uPVC double glazed window, coved ceiling, carpeted flooring and radiator.



BATHROOM

10'4" x 5'6" (3.15 x 1.69)

The family bathroom benefits from a white four piece suite comprising of; Walk in shower with glazed screens and electric shower, panelled bath with hand shower attachment, pedestal hand wash basin and low flush wc. Finished with part tiled walls, tiled effect vinyl flooring, heated towel rail and two uPVC double glazed windows to the side aspect.



BATHROOM

Additional Photograph



OUTSIDE

GARDENS

The property stands with a low walled boundary to the front with open access driveway leading to the side driveway, a mixture of fencing and walled boundaries to the side. The front garden is mainly laid to lawn with a mature tree planted. Double wooden gates and single gate leading to the rear of the property. The rear garden has fenced boundaries and is mainly laid to lawn with mature planting and paved patio area. Timber shed.



GARDENS

Additional Photograph



COUNCIL TAX BAND & EPC RATING

Council Tax Band - D

EPC - D

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.

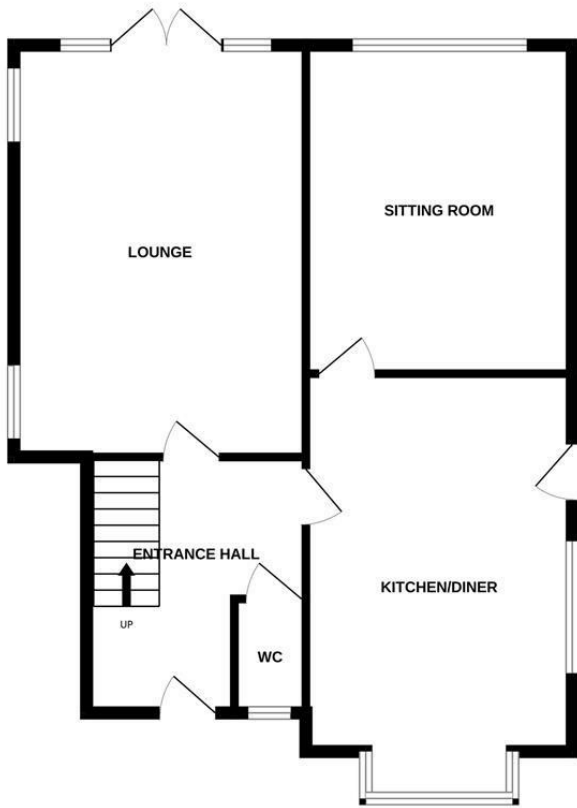
VIEWING ARRANGEMENTS

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

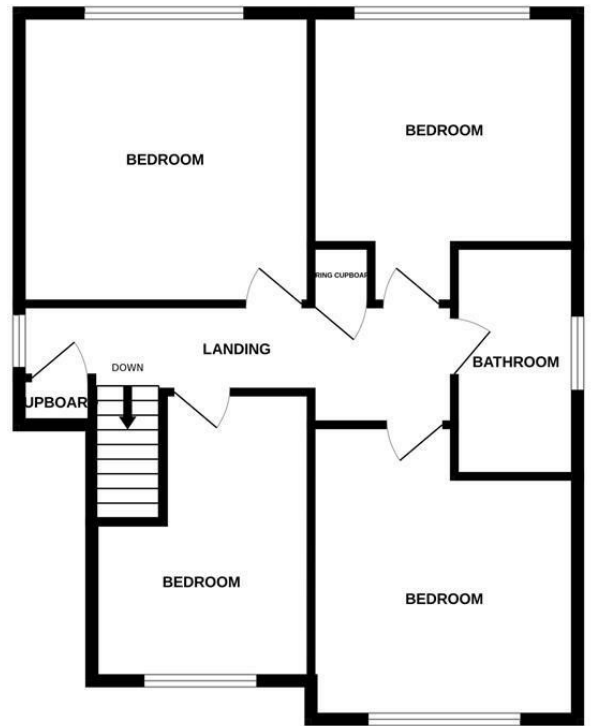
OPENING TIMES

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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
			80
		68	
EU Directive 2002/91/EC			
England & Wales			
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			
EU Directive 2002/91/EC			
England & Wales			

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.