



10 Dorothy Avenue Grimsby, North East Lincolnshire DN37 0QA

We are delighted to offer for sale this THREE BEDROOM SEMI DETACHED FAMILY HOME situated with in the heart of Waltham village, close to all local amenities and highly regarded schools. The property benefits from gas central heating and uPVC double glazing whilst in need of update the accommodation comprises of: Entrance hallway, kitchen, lounge and to the first first floor three bedrooms and bathroom. Sitting in well maintained gardens the front having a driveway leading to a detached garage, the driveway provides ample off road parking for several vehicles. The private rear garden is mainly laid to lawn with fenced and hedged boundaries and mature planting. Viewing is highly recommended offered with NO FORWARD CHAIN.

Chain Free £149,950

- WALTHAM VILLAGE LOCATION
- SEMI DETACHED FAMILY HOME
- KITCHEN
- LOUNGE
- THREE BEDROOMS
- BATHROOM
- GAS CENTRAL HEATING & uPVC DOUBLE GLAZING
- FRONT & REAR GARDENS
- GARAGE
- NO FORWARD CHAIN



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

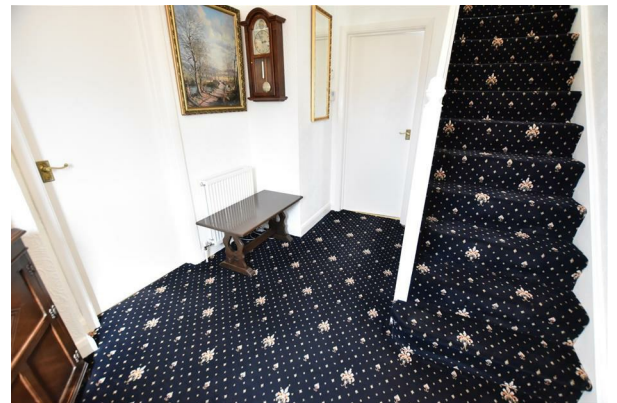
ENTRANCE

Accessed via a uPVC double door with glazed panel and side light panels into the hallway.



HALLWAY

Having coved ceiling, carpeted flooring and carpeted stairs leading to the first floor with open white banister leading to the first floor. uPVC double glazed window to the side aspect.



KITCHEN

9'9" x 8'3" (2.98 x 2.54)

The kitchen benefits from a range of white wall and base units with contrasting work and tiled splash backs incorporating a stainless steel sink and drainer. Freestanding gas oven and hob and ample space for a fridge freezer. Handy pantry cupboard. Boiler. Finished with carpeted flooring, uPVC double glazed window and uPVC door with glazed panel.



KITCHEN

Additional Photograph



LOUNGE

18'9" x 10'11" (5.72 x 3.33)

the lounge has dual aspect uPVC double glazed windows, coved ceiling, carpeted flooring, radiator and brick hearth with gas fire.



LOUNGE

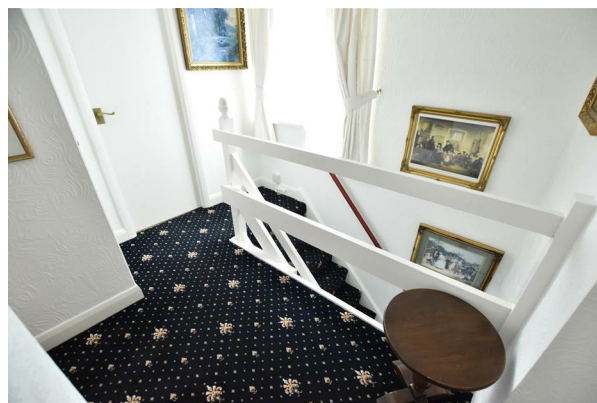
Additional Photograph



FIRST FLOOR

FIRST FLOOR LANDING

Having carpeted flooring, coved ceiling, open white wooden banister and uPVC double glazed window to the side aspect. Loft access to the ceiling.



BEDROOM ONE

12'1" x 9'8" (3.70 x 2.97)

The largest of the three bedroom is to the rear aspect and has a uPVC double glazed window, carpeted flooring and radiator.



BEDROOM ONE

Additional Photograph



BEDROOM TWO

11'5" x 10'11" (3.50 x 3.33)

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

BEDROOM TWO

Additional Photograph



BEDROOM THREE

6'11" x 5'8" (2.13 x 1.73)

Having a uPVC double glazed window to the front and carpeted flooring.

BATHROOM

7'11" x 5'5" (2.43 x 1.66)

Benefitting from a three piece suite comprising; Bath with shower over, pedestal hand wash basin and low flush wc. Finished with full tiling to the walls, carpeted flooring, radiator and uPVC double glazed window to the rear.



OUTSIDE

GARDENS

The property stands away from the road with a well maintained front garden with low walled boundaries. The garden is mainly laid to lawn with mature planting to the borders. Driveway providing ample off road parking for several vehicles which leads to the rear garden and detached concrete section garage. The private rear garden has fenced side boundaries with hedging to the rear and is mainly laid to lawn with mature planting to the borders and paved patio area.



GARDENS

Additional Photograph

GARDENS

Additional Photograph



GARDENS

Additional Photograph



GARAGE

Concrete section with up and over door.



COUNCIL TAX BAND & EPC RATING

Council Tax Band - C

EPC -

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



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 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.