



6 Drew Avenue Grimsby, Lincolnshire DN32 0AY

If you are looking for a special home oozing character with a twist of quirkiness then look no further than No. 6 Drew Avenue. This THREE BEDROOM SEMI DETACHED HOUSE has been revamped by the present owners to display their individual flair for design and decor with stunning accommodation comprising: Entrance hall, cloaks/wc, lounge/dining room which opens into the retro fitted kitchen. To the first floor there are three bedrooms and a bathroom/wc. Gas central heating system. Double glazing. Detached brick garage. Front and enclosed SOUTH FACING stunning rear garden ideal for Alfresco dining. AN INTERNAL VIEWING IS STRONGLY RECOMMENDED TO APPRECIATE THIS FABULOUS HOME.

£184,500

- STUNNING HOME
- SEMI DETACHED HOUSE
- LOUNGE/DINING ROOM
- FITTED KITCHEN
- THREE BEDROOMS
- FABULOUS BATHROOM
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- DETACHED GARAGE
- FABULOUS REAR GARDEN



ACCOMMODATION

MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

ENTRANCE HALL

Approached via a new black composite entrance door having opaque double glazed window this welcoming entrance hall is decorated in green and pink wallpaper having a striking tiled floor, delft rack and radiator. The spelled staircase leads up to the first floor.



CLOAKS/WC

Opulently decorated again with a striking tiled floor together with high gloss tiling to walls is fitted with a low flush wc and a pedestal wash hand basin. Double glazed window.



LOUNGE/DINING ROOM/KITCHEN

The lounge, dining room and kitchen areas are all open plan which is ideal for modern family living who love to entertain.

LOUNGE/DINING ROOM

27'9" x 11'7" (8.48 x 3.55)

This sumptuously decorated lounge dining room has a period style twist with laminate flooring throughout.



LOUNGE AREA

The lounge area has a double glazed bay window to the front elevation, coving and decorative plaster work to the ceiling and radiator. The focal point of this room is the black painted fire surround inset with a decorative grate and a living flame gas fire.



LOUNGE AREA PHOTO



DINING ROOM AREA

The dining area of the room has open access into the kitchen and has a striking exposed brick chimney breast which incorporates a fireplace inset with a black cast iron multi burner standing on a decorative tiled hearth and a black painted wooden mantle. Double glazed french doors leads out onto the rear garden. Coving to ceiling. Radiator.



DINING AREA PHOTO



DINING ROOM/KITCHEN



FITTED KITCHEN

13'10" x 7'11" (4.22 x 2.42)

This retro style kitchen is fitted with a range of units having contrasting grey work surfaces inset with a white ceramic sink included in the sale is the electric oven, gas hob which has an extractor fan above. The wall are extensively tiled in a white brick high gloss ceramic tile together with tiling around the deep double glazed window which matching the decorative floor tiles. Reclaimed wooden styled shelving.



DINING/KITCHEN AREA



FITTED KITCHEN

Additional photo



FIRST FLOOR

LANDING

Black painted stairs and balustrade leads up to the landing which has a double glazed window and access to roof space.



BEDROOM 1 (FRONT)

11'9" x 14'1" (3.60 x 4.31)

Double glazed window to the front elevation, coving to ceiling and radiator. Either side of the chimney breast are two floor to ceiling wardrobes which will be included in the sale.



BEDROOM 1

Additional photo



BEDROOM 2 (REAR)

12'11" x 10'11" (3.94 x 3.34)

Again stylishly decorated incorporating the distressed gold painted original airing cupboard, painted floor boards and coving to ceiling. Radiator.



BEDROOM 2

Additional photo



BEDROOM 3 (REAR)

8'8" x 6'5" (2.66 x 1.96)

Used by the current owners as a dressing room and the bank of floor to ceiling wardrobes provides excellent storage/hanging space. Radiator. Double glazed window.



BATHROOM/WC

5'7" x 7'1" (1.72 x 2.18)

Fitted with a suite in white comprising a low flush wc, a pedestal wash hand basin and bath encased with a dressed painted bath panel which has a shower above. The walls are tiled in a white high gloss ceramic tile. Black and white vinyl flooring. Radiator. Double glazed window. The wall mounted cupboards are included in the sale.



OUTSIDE



DETACHED GARAGE

15'8" x 8'3" (4.8 x 2.53)

This substantial brick garage has double wooden doors to the front, light and power with limited vehicular access.



THE GARDENS

To complete this fabulous home are the well kept gardens with the fore garden set behind a painted wooden fence adorned with an established clematis and a paved driveway providing off road parking, this garden contains a gravel area inset with bushes, shrubs and spring bulbs. The stunning SOUTH facing enclosed rear garden has many focal areas including gravel and paved areas inset with artificial lawns planted an abundance of established plants together with climbing perennials set around wrought iron arches. The jewel in the crown of this garden is the black painted timber decked area ideal for Alfresco dining which has a pergola style roof giving some shade during the summer months. Outside tap.



THE GARDENS



THE GARDENS



UNDERCOVER SEATING AREA



UNDERCOVER SEATING AREA



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.

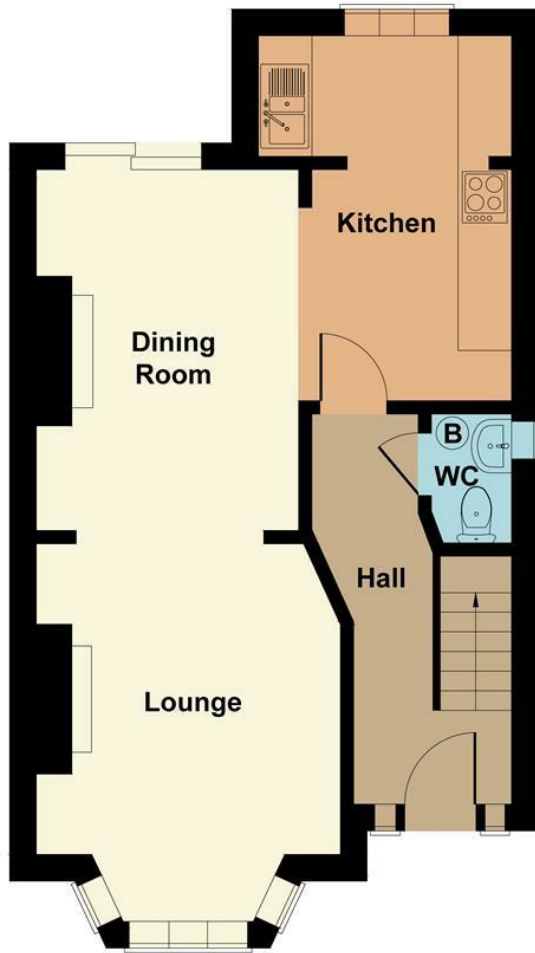
OPENING TIMES

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

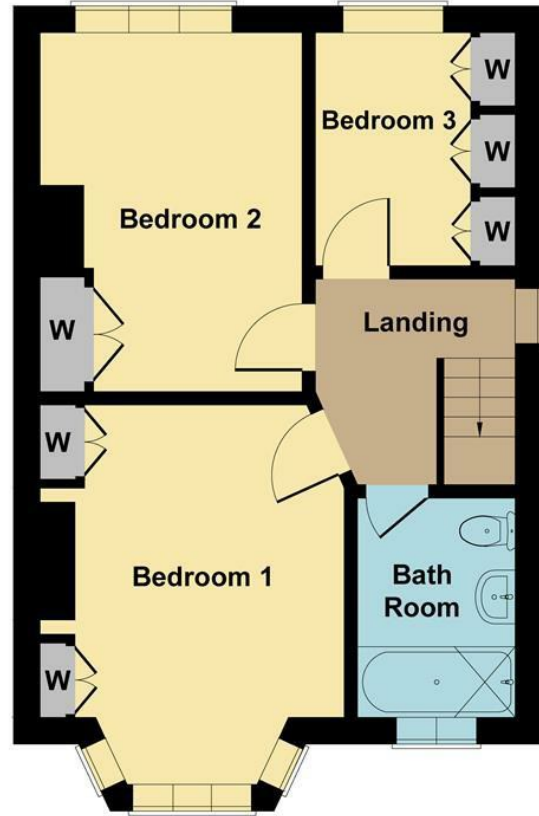
VIEWING ARRANGEMENTS

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

6 Drew Avenue, Grimsby, DN32 0AY



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2022
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		61	
(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.