



45 Highfield Avenue Grimsby, North East Lincolnshire DN32 0JJ

A substantial gable fronted mid terrace property which is located off Farebrother Street within easy reach of the Grimsby & Cleethorpes Town Centres and motorway links. The accommodation is of great size and retains many original features whilst still benefitting from gas central heating and uPVC double glazing. The accommodation briefly comprises: Entrance Porch, Entrance Hallway, Two Reception Lounges, Dining Kitchen, Three Double Bedrooms and bathroom and further stairs leading to the loft space. Walled front garden and low maintenance rear garden. Viewing is highly recommended and offered to you with No Forward Chain.

Chain Free £87,950

- NO FORWARD CHAIN
- MID TERRACE PROPERTY
- TWO RECEPTION ROOMS
- KITCHEN DINER
- THREE DOUBLE BEDROOMS
- BATHROOM
- LOFT SPACE
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- FRONT & REAR GARDENS



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

GROUND FLOOR

ENTRANCE

Accessed via a glazed uPVC door into the porch.

PORCH

Having original tiled walls to dado height and original tiled floor. Wooden glazed door leading to the hallway.

HALLWAY

Having wood effect laminate flooring with original coved ceiling and cornice features.

LOUNGE

14'5" x 10'4" (4.41 x 3.17)

To the front of the property with uPVC double glazed square bay window. covered ceiling picture rail, carpeted flooring and ornate fire surround with tiled back. Radiator.



DINING ROOM

13'11" x 11'5" (4.26 x 3.49)

Continued wood effect laminate flooring, coved ceiling picture rail, radiator and uPVC double glazed window to the rear of the property. Stair case leading to the first floor with open wooden spindle balustrade.



KITCHEN DINER

24'10" x 8'5" (7.59 x 2.57)

The large kitchen diner has ample space for the family dining table or even sofa area and benefits from a range of cream gloss wall and base units with contrasting work surfaces, modern tiled splashbacks and incorporates a ceramic sink and drainer, gas hob with electric fan assisted oven and stainless steel chimney hood above. ample space for dishwasher, fridge freezer and washing machine. uPVC double glazed window to the side aspect and the rear with a half glazed uPVC double glazed. Finished with wood effect laminate floor and radiator.



KITCHEN DINER

Additional Photographs



KITCHEN DINER

Additional Photographs



KITCHEN DINER

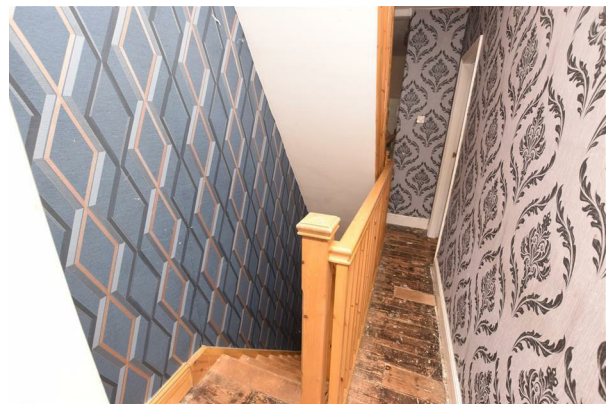
Additional Photographs



FIRST FLOOR

FIRST FLOOR LANDING

Having a wooden flooring and wooden spindle balustrade.



BEDROOM ONE

14'0" x 11'5" (4.29 x 3.48)

The master bedroom is to the front of the property with two uPVC double glazed windows, carpeted flooring and radiator.



BEDROOM TWO

11'6" x 9'4" (3.51 x 2.85)

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



BEDROOM THREE

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



BATHROOM

6'8" x 5'11" (2.05 x 1.81)

Benefitting from a white three piece suite comprising of; Bath with shower over and glazed screen, pedestal hand wash basin and low flush wc. Finished with vinyl flooring, radiator and uPVC double glazed window to the side aspect.



LOFT SPACE

Second stair case leading to the loft space with a velux window and radiator fitted.



OUTSIDE

GARDEN

Low maintenance garden to the front with walled boundary and low maintenance rear garden with walled and fenced boundaries and rear wooden access gate.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - A

EPC -

TENURE - FREEHOLD

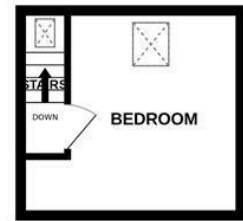
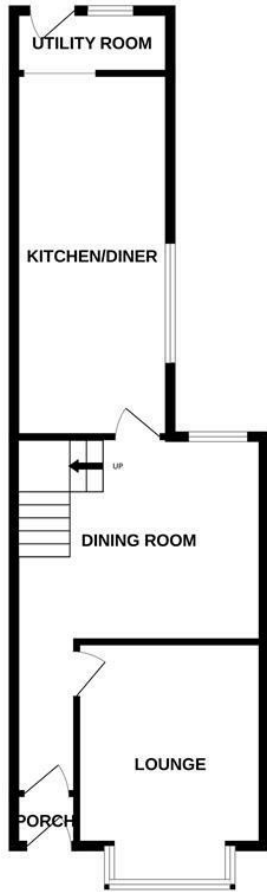
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

VIEWING ARRANGEMENTS

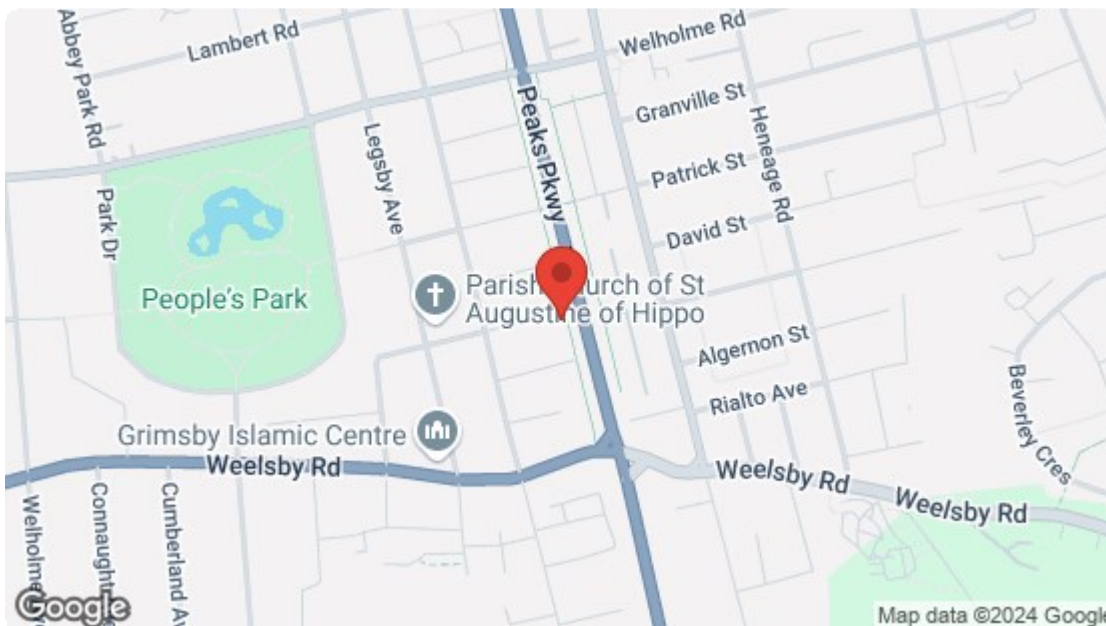
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

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



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			82
(81-91) B			
(69-80) C			
(55-68) D		60	
(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.