

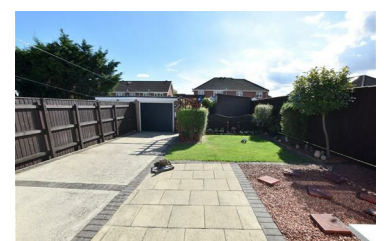


## 12 Faulding Way Grimsby, North East Lincolnshire DN37 9SE

We are delighted to offer for sale this well maintained immaculate THREE BEDROOM SEMI DETACHED FAMILY HOME found within this ever popular residential location close to all local amenities and good connecting routes to the Humber bank, Grimsby and Cleethorpes Town centres. Benefitting from gas central heating and uPVC double glazing with the accommodation comprising of; Entrance hall, lounge, kitchen, dining room, sunroom, three bedrooms and shower room. Having well maintained front & rear gardens the front providing ample off road parking with double gates leading to the sunny rear garden which has dual aspect paved patios and lawn. Detached garage with electric roller door and timber shed. Viewing is highly recommended.

**£195,000**

- HIGHLY SOUGHT AFTER LOCATION
- THREE BEDROOM SEMI DETACHED
- MODERN KITCHEN
- DINING ROOM
- SUNROOM
- LOUNGE
- THREE BEDROOMS
- SHOWER ROOM
- WELL MAINTAINED FRON & REAR GARDENS
- DETACHED GARAGE & SHED



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

### ENTRANCE

Accessed via a uPVC door with glazed side panels into the hallway.



### HALLWAY

Having modern tiled floor, coved ceiling, radiator and carpeted stairs with white wooden open spindle balustrade leading to the first floor. Under stairs storage.



### LOUNGE

12'11" x 12'0" (3.96 x 3.66)

The lounge is the front aspect with a uPVC double glazed bay window, coved ceiling, carpeted flooring and radiator. The main focal point is the feature fireplace with electric fire.



### LOUNGE

Additional Photograph



## LOUNGE

Additional Photograph



## KITCHEN

15'9" x 8'4" (4.82 x 2.55)

The modern kitchen benefits from a large range of cream gloss wall and base units, pan draws with contrasting worksurfaces and matching upstands and incorporates a stainless steel sink and drainer. Induction five plate hob with black glass back and black chimney style extractor hood, electric fan assisted oven and combination microwave with warming draw and ample space for an automatic washing machine, tumble dryer, dishwasher and freestanding fridge freezer. Boiler in matching unit. Finished with tiled flooring, radiator and dual aspect uPVC double glazed windows.



## KITCHEN

Additional Photograph



## KITCHEN

Additional Photograph



## KITCHEN

Additional Photograph



## DINING ROOM

9'9" x 9'8" (2.98 x 2.95)

Access via the kitchen with carpeted flooring, coved ceiling and radiator. uPVC double glazed French doors with side light panels leading to the sunroom.



## DINING ROOM

Additional Photograph



## SUNROOM

11'3" x 8'4" (3.45 x 2.56)

Having tiled flooring, electric radiator and uPVC double glazed French doors to the rear garden.



## SUNROOM

Additional Photograph



## FIRST FLOOR

### FIRST FLOOR LANDING

Having continued carpeted flooring, coved ceiling, white wooden spindle balustrade and uPVC double glazed window to the side aspect. Loft access to the ceiling with pull down ladder and boarding.



### BEDROOM ONE

11'4" x 10'9" (3.46 x 3.29)

To the front aspect with a uPVC double glazed bay window, wood effect laminate flooring, coved ceiling and radiator.



### BEDROOM ONE

Additional Photograph



## BEDROOM TWO

11'4" x 9'11" (3.47 x 3.03)

The second double bedroom is to the rear of the property with a uPVC double glazed window, wood effect laminate flooring, radiator and a large range of built in wardrobes with draws and dressing table area. Built in storage cupboard.



## BEDROOM TWO

Additional Photograph



## BEDROOM THREE

8'3" x 6'11" (2.52 x 2.13)

The third bedroom is to the front of the property with a uPVC double glazed window, wood effect laminate flooring and radiator.



## SHOWER ROOM

8'4" x 5'5" (2.55 x 1.66)

The modern shower room benefits from a white three piece suite comprising of; Walk in shower with glazed screen and rainfall head, pedestal hand wash basin. Part tiled tiled walls with vinyl flooring, radiator, extractor fan and two uPVC double glazed windows to the rear aspect.



## OUTSIDE

## GARDENS

The property stands with well maintained front & rear gardens the front garden is of low maintenance and has a low walled boundary to the front and open access driveway. Mature shrubs and trees planted and driveway providing off road parking. Double wrought iron gates leading to the rear garden. The rear garden has fenced boundaries with feature shingle borders with mature planting and dual aspect paved patios. Large timber shed.



## GARDENS

Additional Photograph



## GARDENS

Additional Photograph



## GARAGE

17'0" x 8'2" (5.19 x 2.51)

Detached garage with electric roller door, fitted with electric and lighting.

## COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

EPC - C

## 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.

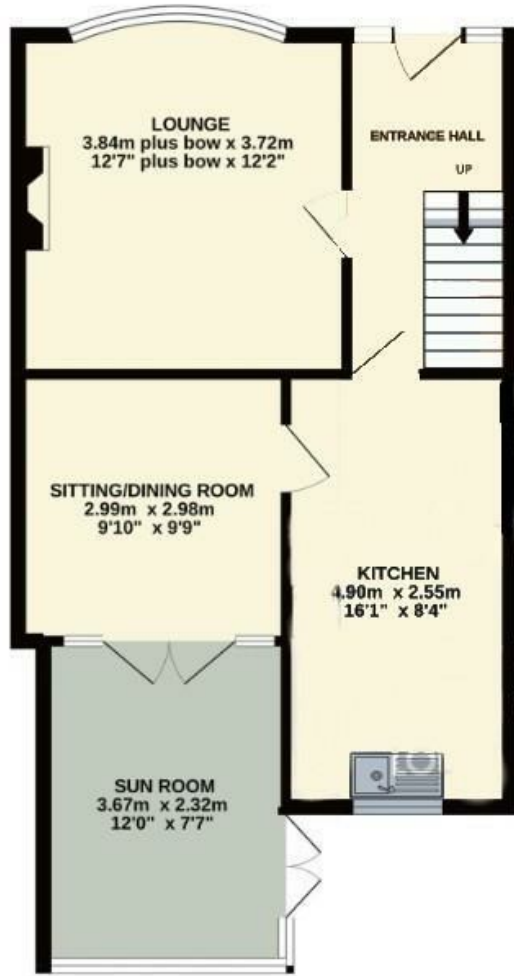
## VIEWING ARRANGEMENTS

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  
53.1 sq.m. (572 sq.ft.) approx.



1ST FLOOR  
38.2 sq.m. (411 sq.ft.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		70	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.