



64 Greyfriars Grimsby, North East Lincolnshire DN37 9QU

We are delighted to offer for sale this extended FOUR BEDROOM SEMI DETACHED FAMILY HOME situated with the highly regarded area close to all local amenities, good schools and great access to the Humber Bank. The property benefits gas central heating and uPVC double glazing with the accommodation comprising of; Entrance hallway, sitting room, kitchen, lounge diner and to the first floor four good sized bedroom and shower room. Enjoying a corner plot with lawn garden to the front with Laurel hedging and private westerly facing rear garden with lawn, mature planting and paved patio. Detached brick garage and off road parking. Viewing is highly recommended.

£219,950

- EXTENDED FAMILY HOME
- SOUGHT AFTER LOCATION
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN
- SHOWER ROOM
- uPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- CORNER PLOT
- GARAGE
- OFF ROAD PARKING



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

ENTRANCE

Accessed via a uPVC door with side and top light panel into the reception hallway.



HALLWAY

Having coved ceiling, carpeted flooring, radiator and carpeted stairs with open balustrade leading to the first floor.



SITTING ROOM

16'9" x 10'2" (5.12 x 3.11)

The lounge is to the front aspect with a uPVC double glazed bow window, carpeted flooring, coved ceiling and radiator. Feature fireplace with ornate surround and electric fire fitted.



SITTING ROOM

Additional Photograph



KITCHEN

16'0" x 12'2" (4.9 x 3.73)

The kitchen diner benefits from a large range of beech front wall and base units with matching pan draws and contrasting work surfaces incorporating a stainless steel sink and drainer, gas hob with stainless steel chimney style extractor hood above and electric fan assisted oven beneath with integrated fridge, freezer and dishwasher, washing machine and large pantry. Finished with tiled splashbacks, tiled flooring, radiator, down lights to the ceiling and uPVC double glazed window and door overlooking the garden. Arch to dining lounge.



KITCHEN

Additional Photograph



KITCHEN

Additional Photograph



KITCHEN

Additional Photograph



LOUNGE/DINER

28'2" x 8'8" (8.61 x 2.65)

The great addition to the property has an arch leading from the kitchen with a uPVC double glazed window to the front aspect and a fully glazed door with side light windows over looking the rear garden. This room provides ample room for a family dining table and three piece suite.



LOUNGE/DINER

Additional Photograph



LOUNGE/DINER

Additional Photograph



LOUNGE/DINER

Additional Photograph



FIRST FLOOR

FIRST FLOOR LANDING

Having covered ceiling with carpeted flooring and open white balustrade. Loft access to the ceiling with pull down ladder, partial boarding and lighting.



BEDROOM ONE

16'9" x 10'5" (5.12 x 3.19)

The master bedroom has been extended to provide a dressing area and is to the front of the property with two uPVC double glazed windows, Feature arch, coved ceiling, carpeted flooring, two radiators and built in wardrobes with mirrored sliding doors.



BEDROOM ONE

Additional Photograph



BEDROOM ONE

Additional Photograph



BEDROOM TWO

12'11" x 9'4" (3.94 x 2.86)

The second double bedroom is to the front of the property with a uPVC double glazing, carpeted flooring and radiator.



BEDROOM THREE

11'8" x 9'8" (3.56 x 2.96)

The third double bedroom is to the rear with carpeted flooring, radiator, built in cupboard housing the wall mounted boiler. uPVC double glazed window.



BEDROOM FOUR

12'0" x 9'0" (3.67 x 2.75)

The fourth bedroom has a uPVC double glazed window to the side, carpeted flooring and radiator.



SHOWER ROOM

6'5" x 5'9" (1.97 x 1.76)

The shower room benefits from a white three piece suite comprising of; Walker in shower with rainfall head and curved glazed screens, pedestal hand wash basin and low flush wc. Finished with full tiling to the walls, tiled effect vinyl flooring, down lights, radiator and uPVC double glazed window to the rear.



OUTSIDE

GARDENS

The property enjoys a corner spot with laurel hedging to the boundaries and wrought iron entrance gate to the front. The front garden is laid to lawn with feature planting and paved pathways with decorative paving, lawn side garden with hedge and wrought iron access gate to the private westerly facing rear garden. The rear garden is mainly laid with paved patio and mature planting with a timber shed which has electric and lighting. Fence and hedged boundaries with wrought iron gate leading to the off road parking and detached garage.



GARDENS

Additional Photograph



GARDENS

Additional Photograph



GARAGE

16'7" x 11'3" (5.07 x 3.43)

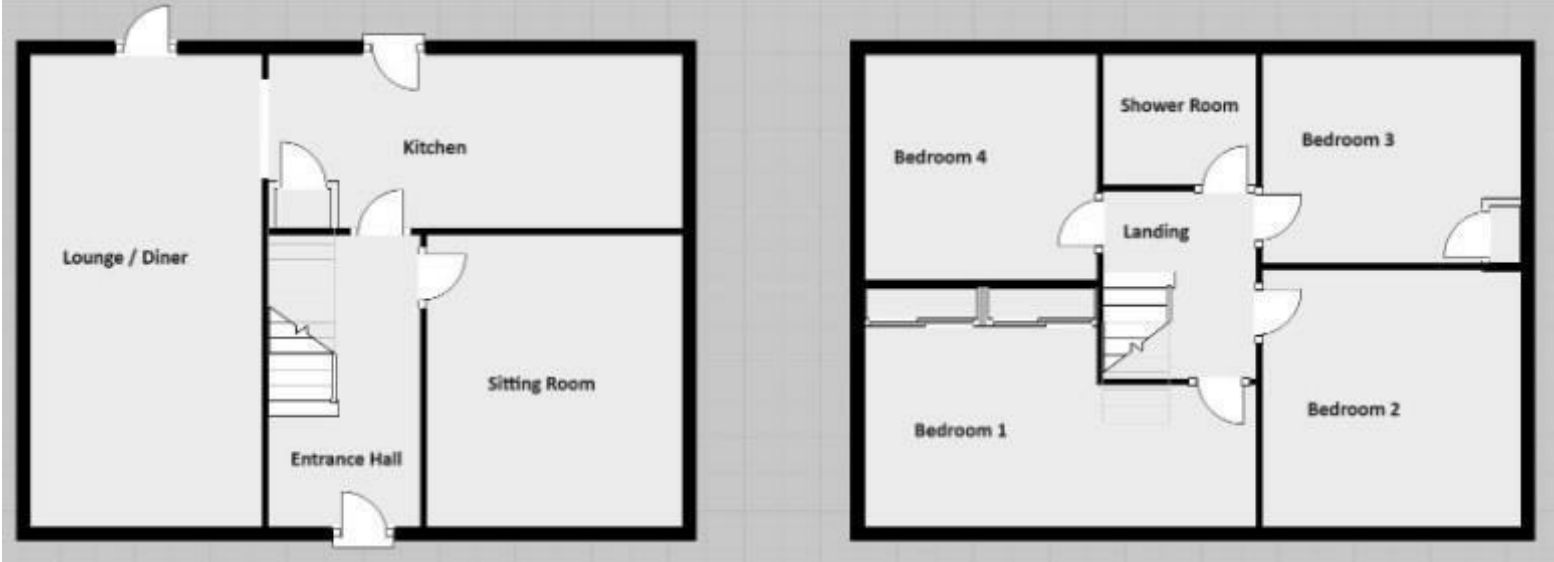
Brick built with electric roller door and is fitted with electric and lighting.



COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

EPC - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		76	
(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 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.