



64 Tetney Road Grimsby, North East Lincolnshire DN36 4JJ

We are delighted to offer for sale this THREE BEDROOM SEMI DETACHED FAMILY HOME situated on Tetney Lane Humberston within easy reach of all local amenities and a short distance from both Grimsby & Cleethorpes. Benefitting from gas central heating and uPVC double glazing with the accommodation comprising of Entrance hall, lounge, living kitchen diner, family bathroom (Ground Floor) with three double bedrooms to the first floor. Standing with a pleasant front garden which is laid to lawn with a shingle driveway ideal for off road parking for 2 cars, private rear garden with dual aspect patio areas, lawn and brick store. Detached garage. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

Chain Free £224,950

- HUMBERSTON LOCATION
- SEMI DETACHED FAMILY HOME
- LOUNGE
- LIVING DINING KITCHEN
- FAMILY BATHROOM (Ground Floor)
- THREE DOUBLE BEDROOMS
- FRONT & REAR GARDENS
- OFF ROAD PARKING FOR 2 CARS
- GARAGE
- NO FORWARD CHAIN



DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

ENTRANCE

Accessed via a composite door with side light panels into the hallway.



HALLWAY

Having solid wood flooring, radiator and built in storage cupboards. Carpeted stairs leading to the first floor.



LIVING KITCHEN DINER

20'10" x 18'6" (6.36 x 5.66)

The living kitchen diner is the hub of the home with ample room for a three piece suite in the lounge section and family dining table. Having solid wood flooring, feature down lights, open chimney breast with stone hearth and wood burner. The kitchen area benefits from a large range of cream fronted wall and base units with solid wood worksurfaces, stone tiled splashbacks and inset Belfast sink, Leisure range cooker with chimney style extractor hood, integrated dishwasher and fridge freezer. The wood worksurfaces extends to provide a handy breakfast bar. Finished with a uPVC double glazed window and French doors to the rear of the property.



LIVING KITCHEN DINER

Additional Photograph



LIVING KITCHEN DINER

Additional Photograph



LIVING KITCHEN DINER

Additional Photograph



LIVING KITCHEN DINER

Additional Photograph



BATHROOM

8'2" x 8'0" (ground floor) (2.50 x 2.44 (ground floor))

Benefitting from a white four piece suite comprising of; Walk in shower with rainfall head and glazed screens, freestanding roll top claw bath, pedestal hand wash basin and low flush wc. Finished with full tiling to the walls, Victorian style radiator and towel warmer and uPVC double glazed window to the side effect.



BATHROOM

Additional Photograph



LOUNGE

11'6" x 10'9" (3.53 x 3.28)

To the front of the property with a uPVC double glazed bow window, coved ceiling, carpeted flooring and radiator. The main focal point is the feature fireplace with wood surround, marble hearth and inset coal effect gas fire.



FIRST FLOOR

FIRST FLOOR LANDING

Having continued carpeted flooring with open white spindle balustrade, radiator, uPVC double glazed window to the side aspect and loft access to the ceiling.



BEDROOM ONE

12'11" x 9'8" (3.95 x 2.96)

The good size master bedroom has is to the rear of the property with a uPVC double glazed window, carpeted flooring, radiator and wall to wall built in wardrobes with sliding doors two of which are mirrored. Also with built in storage cupboard.



BEDROOM TWO

11'7" x 10'9" (3.54 x 3.30)

The second double bedroom has a uPVC double glazed window to the front of the property, carpeted flooring and radiator.



BEDROOM THREE

10'0" x 8'5" (3.06 x 2.57)

To the rear aspect with a uPVC double glazed window, carpeted flooring and radiator. Wall mounted boiler.



OUTSIDE

GARDENS

The property sits away from the road and has hedged boundaries with an open access driveway which is laid with shingle and provides ample off road parking, further driveway behind a wooden gate leads to the wood store and detached garage. The front garden is mainly laid to lawn with mature planting. The private rear garden has fenced and hedged boundaries and is mainly laid to lawn with mature planting, paved patio leading from the rear of the property and rear raised BBQ area with artificial grass. Brick store.



GARDENS

Additional Photograph



GARDENS

Additional Photograph



GARDENS

Additional Photograph



GARAGE

Having up and over door, side access door and is fitted with electric.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

EPC - D

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.

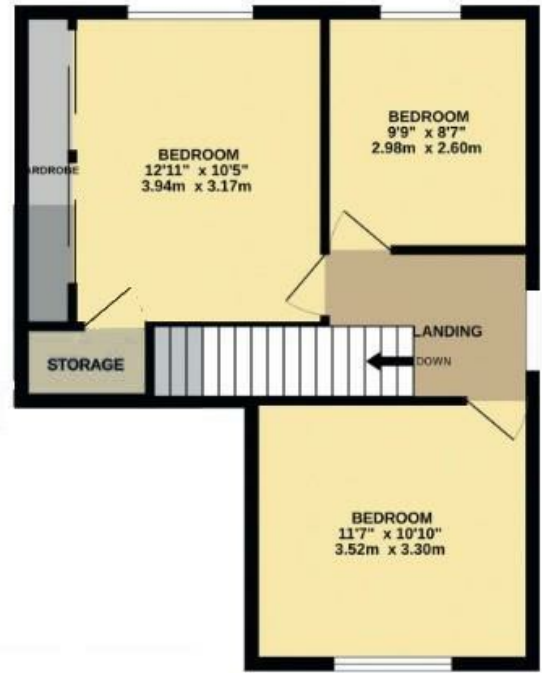
OPENING TIMES

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

GROUND FLOOR
574 sq.ft. (53.4 sq.m.) approx.

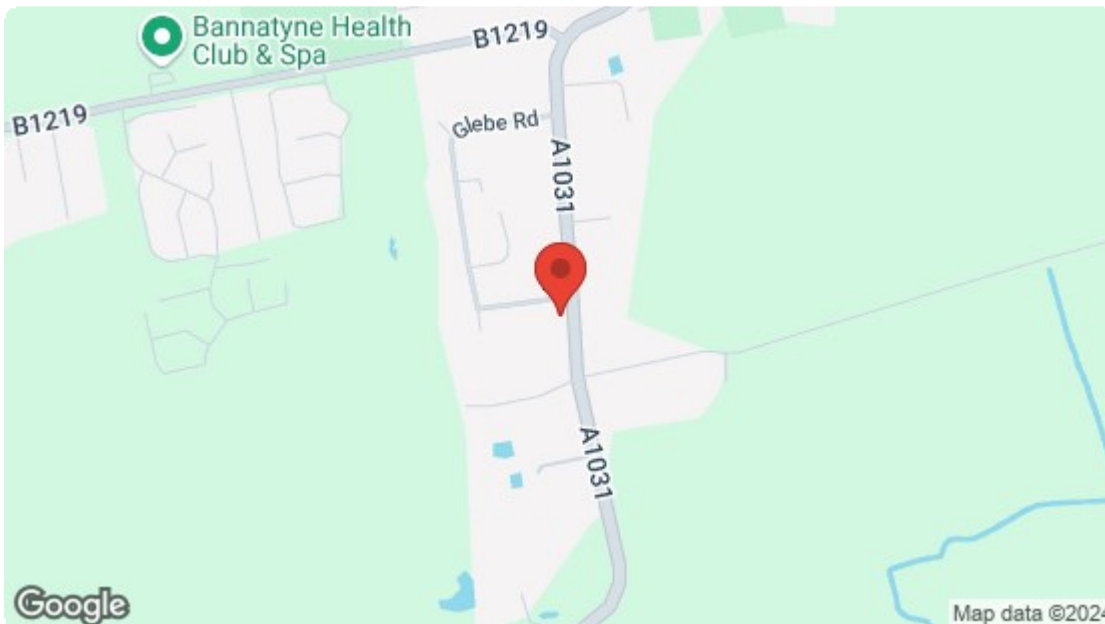


1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA: 1036 sq.ft. (96.2 sq.m.) approx.

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			85
(81-91) B			
(69-80) C			
(55-68) D		61	
(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.