



13 St. Hildas Avenue Grimsby, North East Lincolnshire DN34 4PF

****CHAIN FREE**** Located in this tree lined Avenue situated off Littlefield Lane within walking distance of the town centre is this **THREE BEDROOM SEMI DETACHED HOUSE**. The fashionably presented accommodation includes: Entrance porch, elegant entrance hall, through lounge/dining room, fitted kitchen, utility room and wc to the ground floor plus three good sized bedrooms and a contemporary styled bathroom,/wc to the first floor. Gas central heating system. Double glazing. Detached garage. Front garden with an excellent sized rear garden with seating area. **NO FORWARD CHAIN.**

No Onward Chain £179,950

- **TRADITIONAL STYLE SEMI DETACHED HOUSE**
- **TOWN CENTRE LOCATION**
- **THROUGH LOUNGE/DINING ROOM**
- **FITTED KITCHEN**
- **UTILITY & SEPARATE WC**
- **THREE BEDROOMS**
- **BATHROOM/WC**
- **GAS CENTRAL HEATING & DOUBLE GLAZING**
- **DETACHED GARAGE & GOOD SIZED GARDENS**
- **NO FORWARD CHAIN**



ACCOMMODATION

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MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

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ENTRANCE PORCH

Approached via double glazed entrance door with matching side panels. Tiled flooring. Double glazed door leads into the:-

ENTRANCE HALL

Additional photo



ENTRANCE HALL

This charming entrance hall has a white spelled staircase leading up to the first floor accommodation, striking dark laminate flooring, contemporary styled radiator together with fitted dado rail and coving to ceiling.



CLOAKS CUPBOARD

LVT flooring, double glazing window and a wall mounted modern Logic gas fired boiler.

LOUNGE/DINING ROOM

26'2" x 11'10" (7.98 x 3.63)

Formerly two reception rooms this lovely through rooms has a double glazed bay window to the front elevation plus a double glazed window to the rear elevation, two contemporary styled radiator and wall lights to the lounge area.



LOUNGE PHOTO



DINING ROOM PHOTO



KITCHEN

11'5" x 8'7" (3.48 x 2.62)

Fitted with a range of modern base and wall cupboards including glass fronted display cabinets and incorporating an electric oven, gas hob with an extractor fan above. The contrasting dark work surfaces inset with black resin sink and space beneath for dishwasher. Complementary tiled splash backs. Tiled flooring. Contemporary styled radiator. Double glazed window.



UTILITY

5'8" x 5'1" (1.75 x 1.55)

Again having a tiled floor, double glazed window and door. Plumbing for automatic washing machine.



SEPARATE WC

Fitted with a low flush wc and a small wall mounted sink. Tiled flooring. Double glazed window and radiator.



FIRST FLOOR

LANDING

Double glazed window to the front elevation which has space for a home office area, fitted dado rail and coving to ceiling.



BEDROOM 1 (REAR)

11'10" x 10'0" (3.61 x 3.07)

Double glazed window to the rear elevation, contemporary styled radiator and coving to ceiling. This bedroom is fitted with a bank of floor to ceiling wardrobes and drawers which provides excellent hanging space.



BEDROOM 1

Additional photo



BEDROOM 2 (FRONT)

11'6" x 11'6" (3.51 x 3.51)

Double glazed window to the front elevation, contemporary styled radiator and inset spot lights to ceiling. To complete this main bedroom is a hand painted panelled accent wall.



BEDROOM 2

Additional photo



BEDROOM 3 (REAR)

8'11" x 8'0" (2.72 x 2.46)

Double glazed window. Radiator.



BEDROOM 3

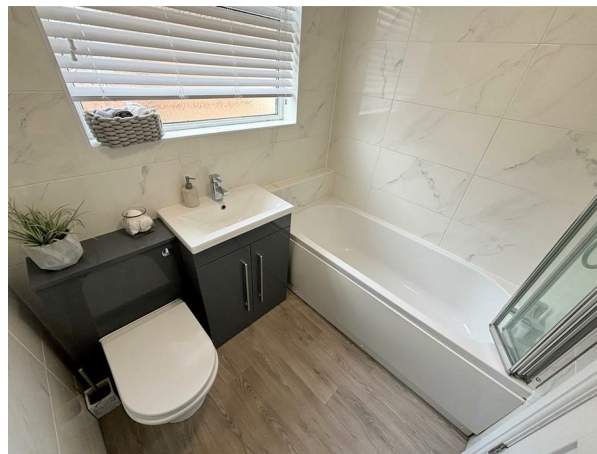
Additional Photographs



BATHROOM (SIDE)

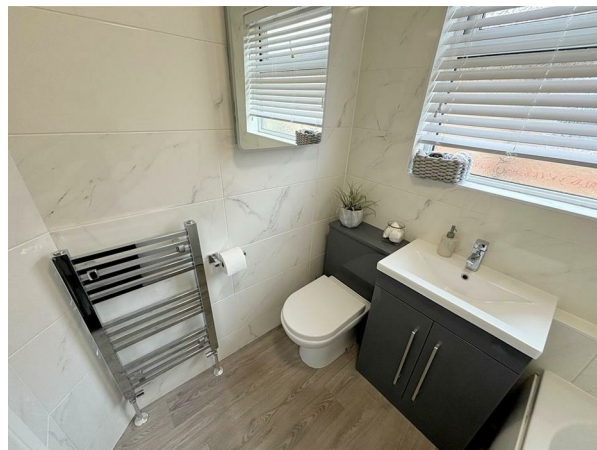
6'6" x 5'4" (1.99 x 1.65)

Fitted with a white suite comprising a panelled bath having a twin headed shower and glass screen above and a grey high gloss vanity unit including a semi recessed sink and a concealed wc. The walls are fully tiled in a complementary grey. Heated towel rail. Double glazed window.



BATHROOM

Additional Photograph



OUTSIDE

DETACHED GARAGE

19'7" x 8'11" (5.99 x 2.74)

Up and over door to the front.

THE GARDENS

The property stands in both front and rear gardens, the fore garden is concreted for ease of maintenance. Double wrought iron gates leads to the garage and the excellent sized rear garden, this garden is lawned with a raised wooden decked area to the rear which is excellent for outside entertaining.

REAR DECKED AREA



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.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

EPC - D

VIEWING ARRANGEMENTS

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

OPENING TIMES

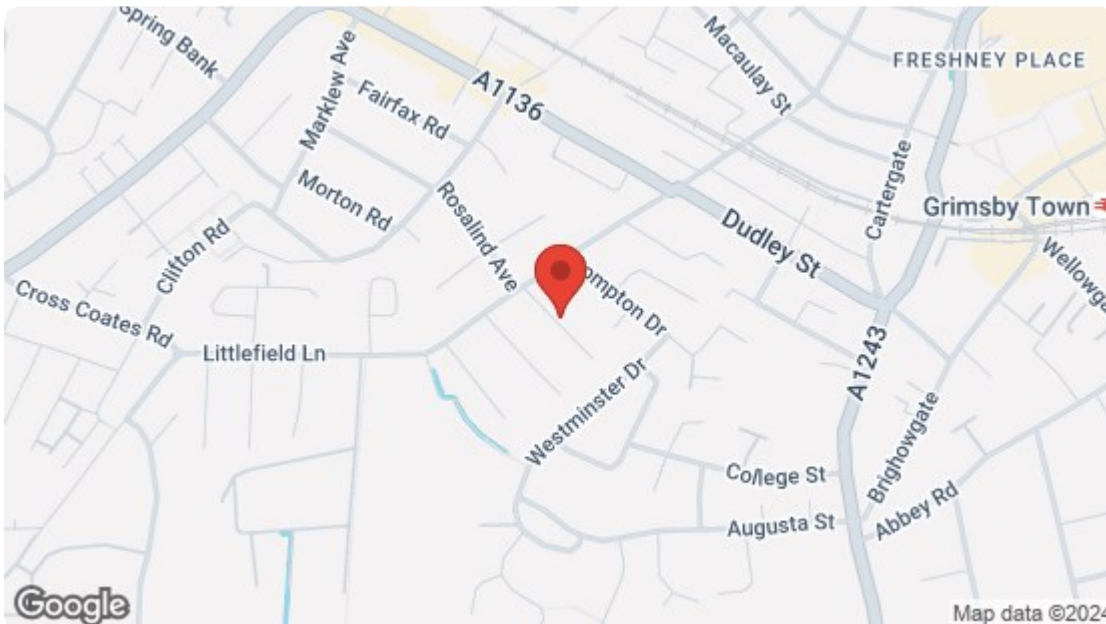
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



St. Hildas Avenue, Grimsby

Approximate Area = 1210 sq ft / 112 sq m (includes garage)

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		66	
(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.