



## 38 Morton Road Grimsby, North East Lincolnshire DN34 4AS

**\*\* ATTENTION ALL FIRST TIME BUYERS OR INVESTMENT LANDLORDS \*\*** We are delight to offer you this unique opportunity to purchase this THREE BEDROOM MID TERRACE PROPERTY with newly fitted kitchen, bathroom and carpeted. The property is currently being renovated by the current vendors andy benefits from gas central heating and uPVC double glazing with the accommodation comprising of; Entrance hall, through lounge diner, kitchen and to the first floor three bedrooms and family bathroom. Paved front garden to allow off road parking with larger than average rear garden mainly laid to lawn with walled and fenced boundaries. OFFERED FOR SALE WITH NO FORWARD CHAIN.

**Offers Over £100,000**

- UNDER RENOVATION BY CURRENT OWNER
- CHOICE OF KITCHEN & CARPETED
- MID TERRACE PROPERTY
- KITCHEN
- LOUNGE DINER
- THREE BEDROOMS
- BATHROOM
- REAR GARDEN
- FRONT GARDEN PARKING
- NO FORWARD CHAIN



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

### ENTRANCE

Via a half glazed uPVC door with side light panel.

### HALLWAY

Stairs leading to the first floor.



### LOUNGE DINER

24'4" x 15'1" (widest) (7.42 x 4.62 (widest))

Having dual aspect uPVC double glazed windows and two radiators.



### LOUNGE DINER

Additional Photograph



### LOUNGE DINER

Additional Photograph



## **KITCHEN**

10'2" x 9'2" (3.10 x 2.80)

Newly fitted with cream units and new appliances.



## **KITCHEN - ADDITIONAL ILLUSTRATION PHOTO**

Illustration of the kitchen currently being fitted



## **FIRST FLOOR**

### **FIRST FLOOR LANDING**

### **BEDROOM ONE**

11'11" x 7'5" (3.65 x 2.28)

To the front of the property with a uPVC double glazed window and radiator.



### **BEDROOM TWO**

9'10" x 8'9" (3.00 x 2.67)

To the rear of the property with a uPVC double glazed window, radiator and storage cupboard.



### **BEDROOM THREE**

8'0" x 7'4" (2.45 x 2.25)

To the front of the property with a uPVC double glazed window and radiator.



### **BATHROOM**

6'2" x 5'11" (1.89 x 1.81)

The bathroom will benefit 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 Aqua panelling, vinyl flooring and radiator. uPVC double glazed window to the rear.



### **OUTSIDE**

#### **GARDENS**

The front garden provides off road parking and the rear garden has walled and fenced boundaries and is mainly laid to lawn.

#### **COUNCIL TAX BAND & EPC RATING**

Council Tax Band - A

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.

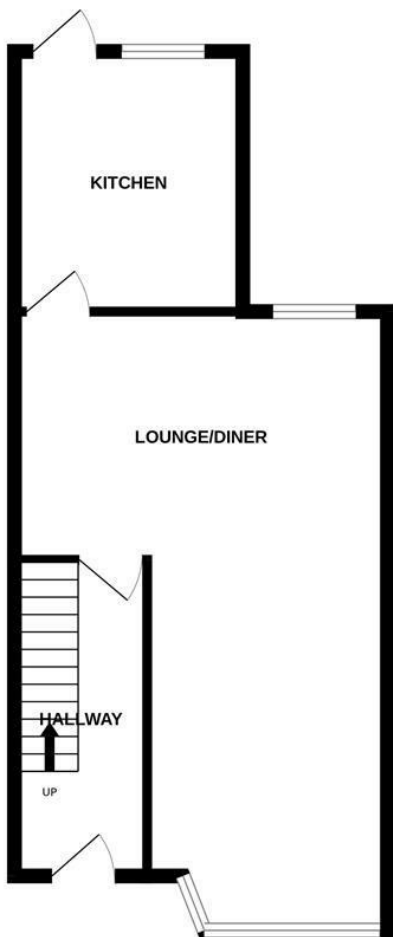
#### **VIEWING ARRANGEMENTS**

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

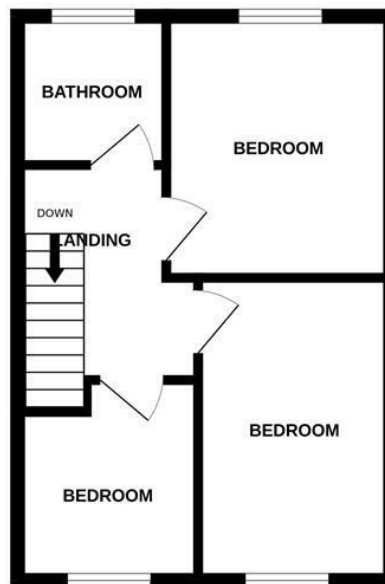
#### **OPENING TIMES**

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

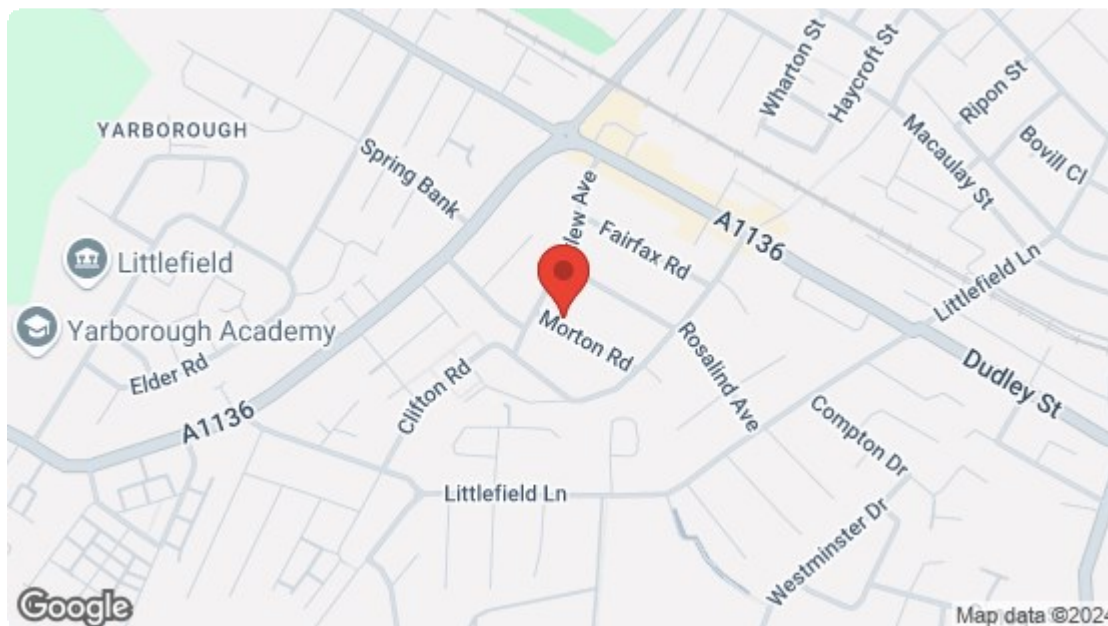
GROUND FLOOR



1ST FLOOR



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			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		67	
(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.