



18 Ashwood Drive Grimsby, North East Lincolnshire DN36 4TX

We are delighted to offer for sale this THREE BEDROOM SEMI DETACHED BUNGALOW situated in the ever popular area of Humberston a short walk from local amenities, restaurants, highly regarded schools and within easy access of both Grimsby and Cleethorpes town centres. The property benefits from gas central heating and uPVC double glazing whilst the accommodation comprises of; Reception hallway, extended lounge, kitchen, conservatory, three bedrooms and modern wet room. The bungalow enjoys a corner plot position and enjoys gardens to three sides with a decked patio area, off road parking and detached garage. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

Chain Free £185,000

- POPULAR HUMBERSTON LOCATION
- SEMI DETACHED BUNGALOW
- KITCHEN
- EXTENDED LOUNGE
- CONSERVATORY
- THREE BEDROOMS
- WET ROOM
- CORNER PLOT POSITION
- OFF ROAD PARKING
- NO FORWARD CHAIN



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

ENTRANCE

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



RECEPTION HALLWAY

22'11" x 5'9" (7.01 x 1.77)

The reception hallway is of a great size with coved ceiling, wood effect laminate flooring, radiator and built in storage/cloaks cupboards.



LOUNGE

18'11" x 10'5" (5.77 x 3.18)

The extended lounge has a uPVC double glazed window to the front aspect and handy built in storage cupboards. The main focal point is the feature fireplace with wood surround, marble hearth and back and inset gas fire. Finished with coved ceiling, wood effect laminate flooring and radiator.



LOUNGE

Additional Photograph



LOUNGE

Additional Photograph



KITCHEN

10'10" x 10'4" (3.31 x 3.16)

The kitchen benefits from a range of cream fronted wall and base units with a dark wood trim and contrasting worksurfaces incorporating a composite sink and drainer with electric fan assisted oven, gas hob with extractor hood above, integrated fridge freezer and space for a washing machine. Finished with tiled splashbacks, tiled flooring, radiator and uPVC double glazed window and door overlooking the rear garden.



KITCHEN

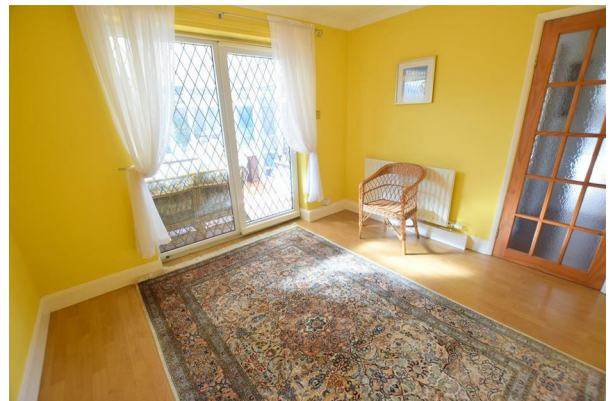
Additional Photograph



DINING ROOM/BEDROOM THREE

11'1" x 9'5" (3.38 x 2.88)

This dual purpose room has coved ceiling, wood effect laminate flooring and radiator. uPVC double glazed patio doors leading to the conservatory.



CONSERVATORY

9'8" x 8'0" (2.95 x 2.45)

The conservatory has a brick base with uPVC double glazing above and full glazed uPVC door leading to the rear garden. Finished with tiled flooring and radiator.



BEDROOM ONE

13'1" x 11'3" (4.00 x 3.45)

To the front of the property with a uPVC double glazed bay window, wood effect laminate flooring, coved ceiling and radiator. Benefitting from a large range of built in wardrobes with matching overhead cupboards, bedside cabinets and dressing table.



BEDROOM TWO

10'10" x 7'0" (3.32 x 2.14)

Having a uPVC double glazed window to the side aspect, coved ceiling, wood effect laminate flooring, radiator and a range of built in wardrobes with matching draws.



WET ROOM

5'10" x 5'8" (1.78 x 1.75)

The modern wet room benefits from a three piece suite comprising of; walk in shower with rainfall head and glazed screen with modern white gloss vanity unit providing handy storage with hand wash basin and low flush wc with hidden cistern. Finished with full tiling to the walls and floor, heated towel rail, down lights and uPVC double glazed window to the rear aspect.



OUTSIDE

GARDENS

The property enjoys a corner plot position with low walled boundaries to the front, side access gate and a lawn front garden. The side and rear garden has a mixture of fenced and walled boundaries with double access wooden gated leading to the off road parking and detached garage. The side garden is mainly lawn with a decked patio area, the rear garden is predominately red brick paved for low maintenance with access to the detached brick garage and parking.



GARDENS

Additional Photograph



GARDENS

Additional Photograph



COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

EPC -

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.

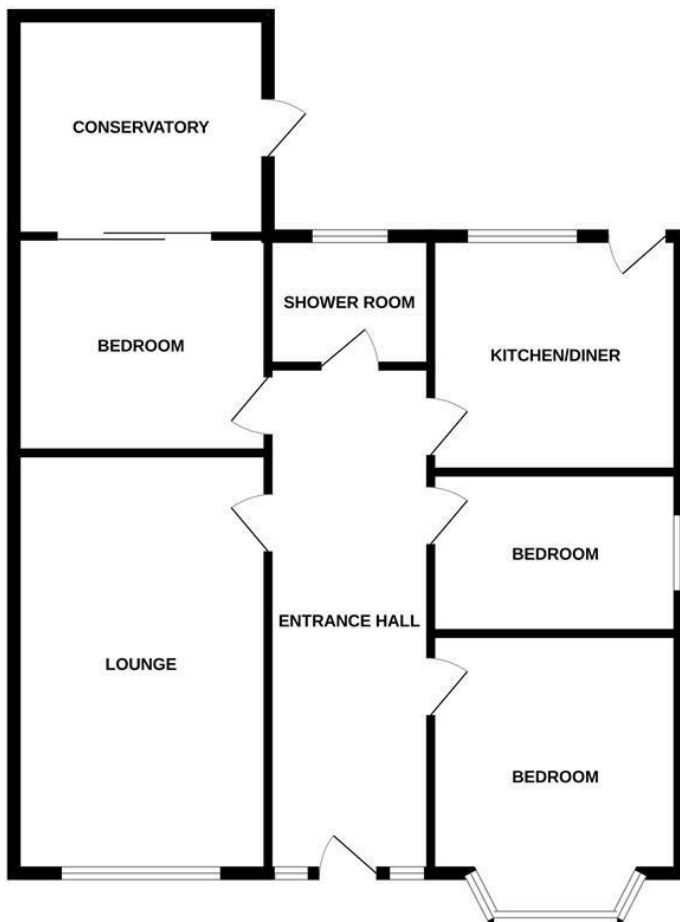
VIEWING ARRANGEMENTS

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



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		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 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.