



1 Kirkside

Waltham, North East Lincolnshire DN37 0LR

We are delighted to offer for sale this TWO BEDROOM SEMI DETACHED HOUSE Located in the heart of this very popular village of Waltham which is well served by excellent facilities including shopping, restaurants, cafe's, bus services and schooling. The property benefits from gas central heating and uPVC double glazing with the accommodation comprising of: Entrance hall, lounge, fitted kitchen, lean to sun room/dining room, two double bedrooms and bathroom to the first floor. Front garden with drive and substantial store/workshop plus small rear courtyard. NO CHAIN.

£144,000

- EXCELLENT LOCATION
- SEMI DETACHED HOUSE
- LOUNGE
- FITTED KITCHEN
- SUN ROOM/DINING ROOM
- TWO DOUBLE BEDROOMS
- BATHROOM/WC
- GAS CENRAL HEATING
- DOUBLE GLAZING
- WORKSHOP



ACCOMMODATION

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MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

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ENTRANCE HALL

Via a Glazed uPVC door into the hallway. Having built in storage cupboard housing the gas boiler. Wood effect laminate flooring.

LOUNGE (FRONT)

14'7" x 12'7" (4.45 x 3.84)

Have a uPVC square bay window to the front aspect set within a plaster arch, carpeted flooring and radiator.



LOUNGE

Additional photo



LOUNGE

Additional Photograph



KITCHEN

10'7" max x 9'11" max (3.25 max x 3.03 max)

Benefiting from a range of cream gloss wall and base units with contrasting wood effect worksurfaces and stainless steel upstands. Incorporating a electric oven, gas hob, dishwasher, washing machine and freestanding America style fridge freezer. uPVC window to the side aspect and uPVC half glazed door leading to the sun room. Down lights to the ceiling, heated towel rail and wood effect laminate flooring.



KITCHEN

Additional photo



KITCHEN

Additional photo



SUN ROOM/DINING ROOM

9'6" x 6'0" (2.91 x 1.83)

Lean to single glazed timber frame sunroom with access door to the rear garden. Electric and lighting fitted.



FIRST FLOOR

LANDING

Approached via the carpeted stairs and having a wooden spindle banister rail, carpeted flooring and uPVC window to the rear aspect.



BEDROOM 1

15'10" x 8'3" (4.85 x 2.54)

The largest of the two bedroom has dual aspect uPVC windows, carpeted flooring and two radiators.



BEDROOM 1

Additional photo



BEDROOM 2

11'0" x 10'11" (3.37 x 3.34)

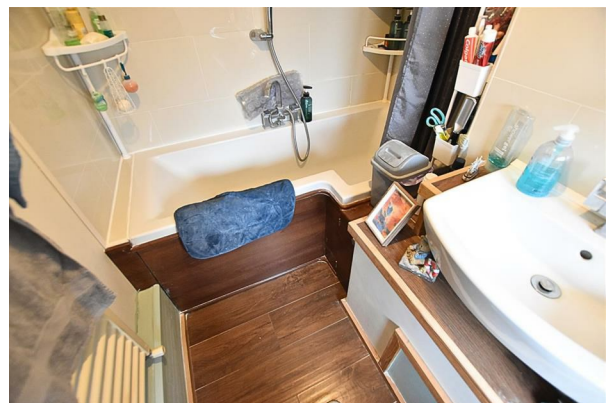
The second double bedroom has built in open storage fitted with hanging rails. Carpet, radiator and uPVC window to the front aspect.



BATHROOM

8'3" x 5'8" (2.52 x 1.73)

Fitted with a white three piece suite comprising of: L-shaped bath with mains fed rainfall shower and glazed screen, pedestal hand wash basin and low flush wc. uPVC double glazed window to the rear aspect. Built in wooden storage.



BATHROOM

Additional Photograph



OUTSIDE



ATTACHED WORKSHOP

Brick structure with wood cladding fitted with electric and lighting. Doors to the front and rear elevations.



THE GARDENS

The front garden is mainly laid to lawn with driveway providing off road parking and leading to the brick workshop, Pagoda and pond. Fenced boundaries and wooden side access gate leading to the private rear garden. The rear courtyard style garden is of low maintenance and benefits from being south east facing and has fenced boundaries. Gardens toilet and brick store.



REAR GARDEN



FRONT GARDEN



STREET VIEW



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.

OPENING TIMES

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

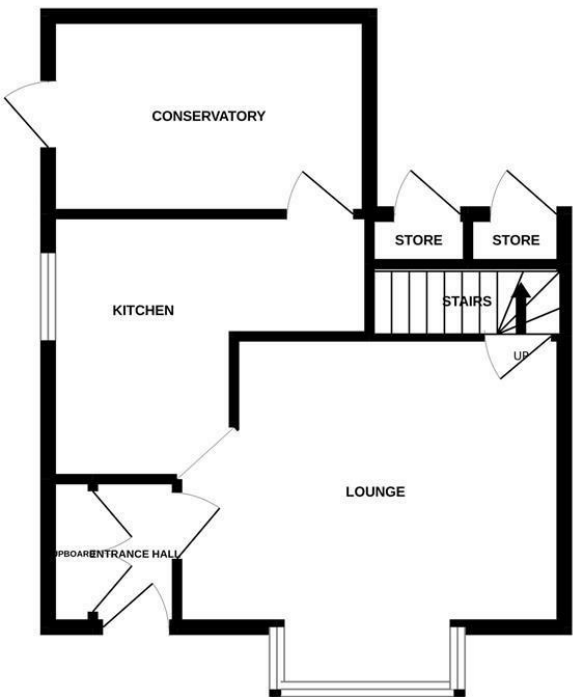
VIEWING ARRANGEMENTS

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

COUNCIL TAX BAND

Council Tax Band B

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		87
(81-91) B		
(69-80) C		
(55-68) D	66	
(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 firms 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.