



## 30 Hunsley Crescent Grimsby, North East Lincolnshire DN32 8PX

We are delighted to offer for sale this DOUBLE GABLED TWO BEDROOM DETACHED BUNGALOW situated on the highly regarded Hunsley Crescent between Grimsby and Cleethorpes town centres with their abundance of amenities, cafes, bars and restaurants. The property benefits from gas central heating and uPVC double glazing. The accommodation comprises of; Entrance hallway, breakfast kitchen, lounge, two good sized bedrooms and family bathroom. The property has a walled boundary to the front with double access gates leading to the driveway and onto the detached garage and enclosed rear garden. The rear garden is laid to lawn with mature heading and fencing to the boundaries. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

**Chain Free £239,950**

- DETACHED BUNGALOW
- FANTASTIC LOCATION
- BREAKFAST KITCHEN
- LOUNGE
- TWO BEDROOMS
- BATHROOM
- GAS CENTRAL HEATING
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING  
DETACHED GARAGE
- NO FORWARD CHAIN



## MEASUREMENTS

All measurements are approximate.

## PHOTOGRAPHS

All the photographs on this brochure are for illustrations purposes only.

## ACCOMMODATION

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### ENTRANCE

Access to the front of the property via a glazed uPVC door with side light panels into the hallway.



### HALLWAY

Having newly fitted carpeted flooring, radiator and loft access to the ceiling. The loft has a pull down ladder. PIR air ventilation system.



### KITCHEN BREAKFAST ROOM

11'4" x 10'3" (3.46 x 3.14)

The kitchen benefits from a range of cream fronted wall and base units with contrasting wood effect work surfaces with matching upstands incorporating a stainless steel sink and drainer, gas hob with stainless steel chimney style extractor hood above and electric fan assisted oven, modern tiled splashbacks to the cooking area and ample space for further appliances and a family dining table. Wall mounted boiler in matching cupboard. Finished with tiled flooring, uPVC double glazed window to the rear aspect and glazed uPVC door to the side aspect.



### KITCHEN BREAKFAST ROOM





## KITCHEN BREAKFAST ROOM



## KITCHEN BREAKFAST ROOM



## LOUNGE

16'0" x 11'3" (4.88 x 3.45)

The lounge has a uPVC double glazed bay window to the front aspect and two further uPVC double glazed light windows to the side aspect, newly fitted carpeted flooring, radiator and composite fire surround with electric fire fitted.



## LOUNGE



## LOUNGE



## BEDROOM ONE

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

The largest of the two double bedrooms has a uPVC double glazed bay window to the front aspect, carpeted flooring and radiator fitted.



## BEDROOM TWO

11'6" x 11'4" (3.51 x 3.47)

The second double bedroom is to the rear of the property with a uPVC double glazed window, carpeted flooring and radiator.



## BATHROOM

7'2" x 6'1" (2.19 x 1.87)

The modern bathroom benefits from a white three piece suite comprising of; Bath with central taps and mains fed shower over with glazed screen, vanity hand wash basin with handy storage and low flush wc. Finished with tiling to the splashback areas, tiled flooring, heated towel rail, down lights to the ceiling, extractor fan and uPVC double glazed window to the rear aspect.



## OUTSIDE



### GARDENS

The property enjoys a good sized plot with a walled boundary to the front aspect and double wrought iron access gates leading to the driveway which provides ample off road parking and leads further to the car port and detached garage. The front garden is laid to lawn with mature trees and shrubs planted. The rear garden has a mixture of fenced and hedged boundaries and is mainly laid to lawn with a concrete patio area and mature tree planted.



### GARDENS

### GARDENS



### GARDENS



### GARAGE

Detached brick garage with up and over door to the front.



### 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 - C

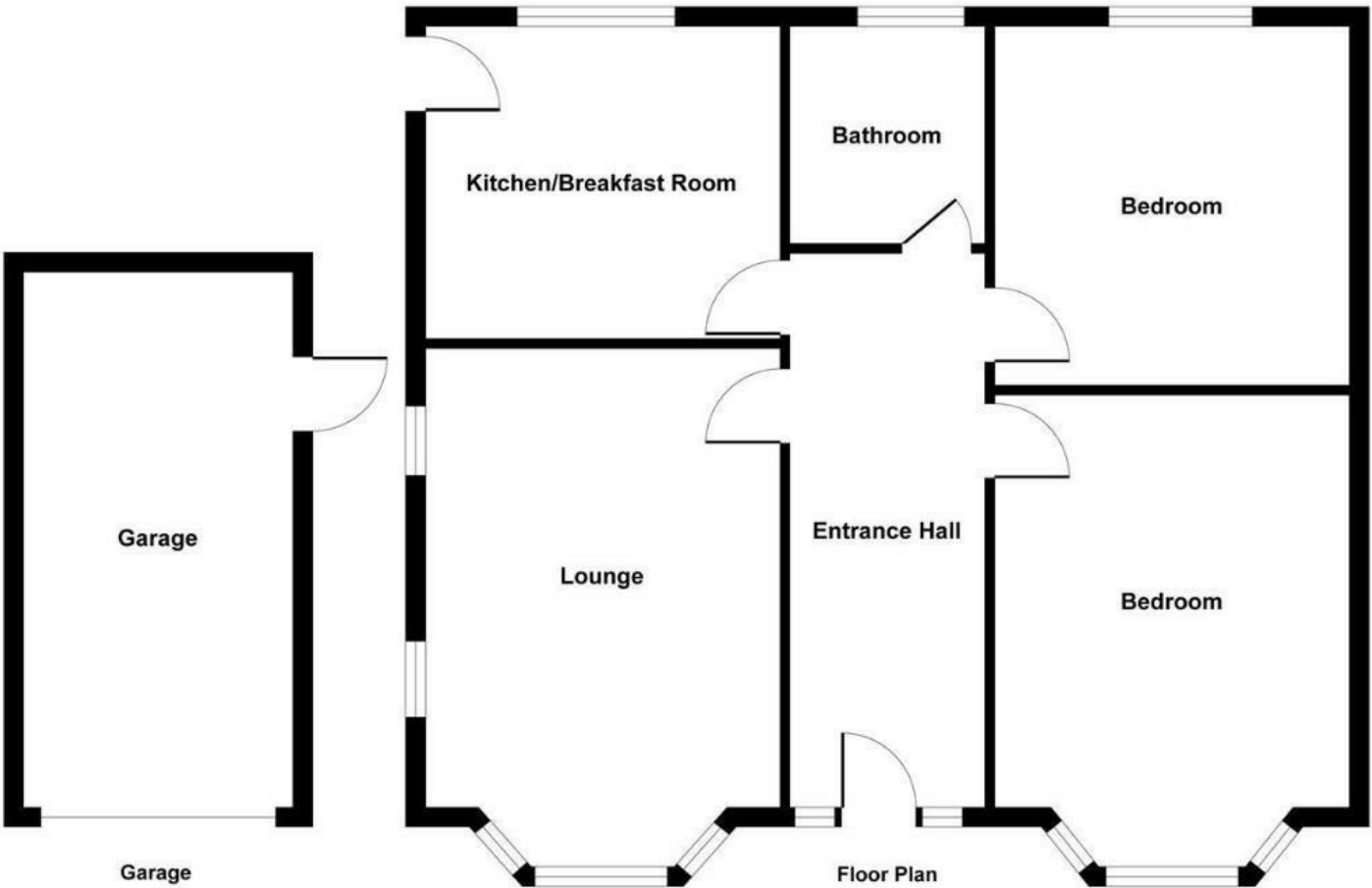
EPC - D

**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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(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 <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 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.