



## 6 Maple Avenue Grimsby, North East Lincolnshire DN34 4LJ

We are delighted to offer to you the opportunity to purchase this THREE BEDROOM SEMI DETACHED FAMILY HOME situated in this peaceful and convenient Grimsby location, the property is ideally placed for amenities, transport links and school catchments - making it the perfect purchase for a multitude of buyers. The property requires general modernisation within keeping with its age but has been well care for and loved by the current vendors. Benefitting from gas central heating, uPVC double glazed and full owned solar panels with the accommodation comprising of; Entrance hallway, kitchen, lounge diner and to the first floor three bedrooms and modern shower room. Enjoying pleasant well kept gardens with the front garden being laid to lawn with a driveway providing off road parking which in turn leads to the brick garage and rear garden. The rear garden is laid to lawn with mature planting to the borders, concrete base for a greenhouse and timber shed. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

**Chain Free £170,000**

- SOUGHT AFTER LOCATION
- SEMI DETACHED FAMILY HOME
- KITCHEN
- LOUNGE DINER
- THREE BEDROOMS
- MODERN SHOWER ROOM
- GAS CENTRAL HEATING
- SOLAR PANELS
- BRICK GARAGE
- NO FORWARD CHAIN





## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

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### ENTRANCE

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



### HALLWAY

The welcoming hallway has coving to the ceiling, carpeted flooring, radiator and carpeted stairs leading to the first floor with wooden balustrade.



### KITCHEN

10'11" x 8'4" (3.33 x 2.55)

The kitchen benefits from a good range of light wood effect fronted wall and base units with contrasting work surfaces and tiled splash backs incorporating a stainless steel sink and drainer, space for a cooker with stainless steel chimney style extractor hood, space for further appliances. Space saving pull out draw table and pantry storage cupboard. Finished with full tiling to the walls and floor, coved ceiling, uPVC double glazed window overlooking the garden and half glazed uPVC door to the side aspect.



### KITCHEN



KITCHEN



LOUNGE DINER

LOUNGE DINER

24'1" x 10'11" (7.36 x 3.34)

The lounge diner is a great size with its dual aspect uPVC double glazed windows, coved ceiling, carpeted flooring and two radiators. Feature fireplace with wood surround, marble hearth and back and inset gas fire.



LOUNGE DINER



LOUNGE DINER



FIRST FLOOR



### FIRST FLOOR LANDING

Having continued carpeted flooring, wooden balustrade, uPVC double glazed to the side aspect and loft access to the ceiling. The loft houses the solar panel controls.



### BEDROOM ONE

12'4" x 10'5" (3.78 x 3.19)

The first of the double bedrooms is to the front of the property with a uPVC double glazed window, carpeted flooring and radiators.



### BEDROOM TWO

11'7" x 10'6" (3.55 x 3.22)

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



### BEDROOM THREE

8'9" x 6'11" (2.69 x 2.13)

The third bedroom is to the front of the property with a uPVC double glazed window, carpeted flooring, radiator and built in storage cupboard.



## **SHOWER ROOM**

8'3" x 5'4" (2.52 x 1.64)

The modern shower room benefits from white three piece suite comprising of; Walk in shower with glazed screen, pedestal hand wash basin and low flush wc. Finished with Aqua bord paneling to the walls, vinyl flooring, extractor fan, radiator and two uPVC double glazed windows to the rear aspect.



## **OUTSIDE**

### **GARDENS**

The property stands within well maintained gardens with a walled front boundary and side fencing, double wrought iron entrance gates lead to the red drive paved driveway which provides handy off road parking and leads on to the rear garden and brick garage. The fore garden is laid to lawn with well stocked borders. The rear garden has fenced boundaries with a red brick paved patio area, lawn and well stocked borders. Hard standing for a greenhouse and a timber shed.



### **GARDENS**



## **GARAGE**

16'1" x 9'3" (4.92 x 2.84)

The brick garage has an up and over door to the front, side uPVC double glazed window and is fitted with electric and lighting.

## **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.

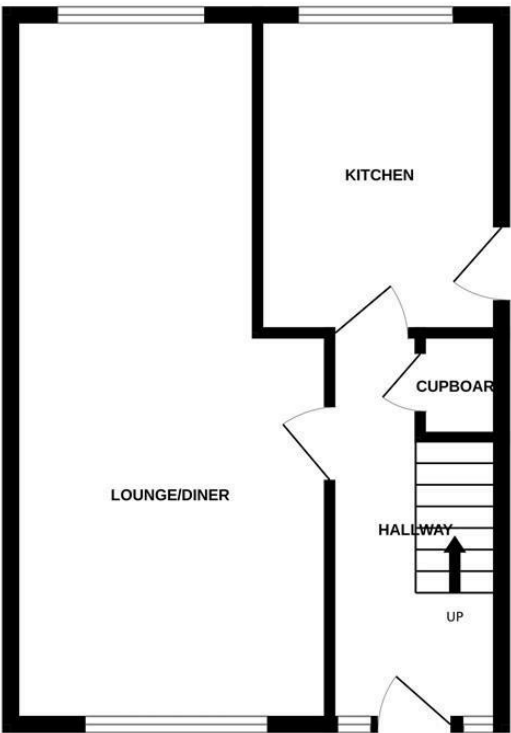
## **VIEWING ARRANGEMENTS**

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

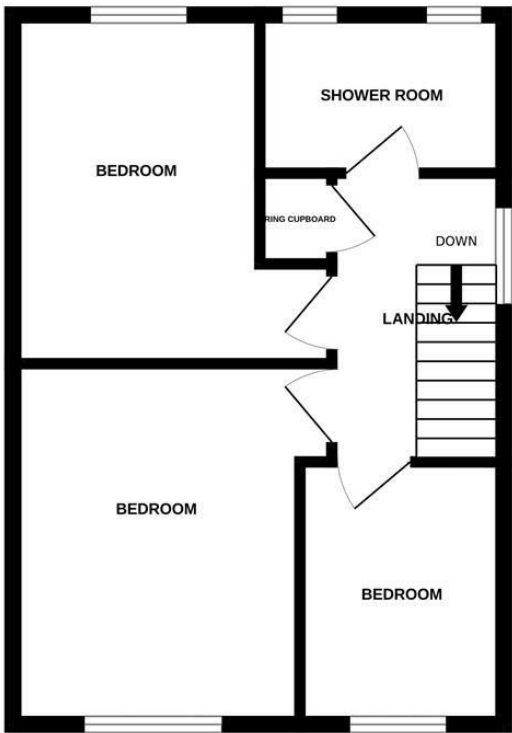
## **OPENING TIMES**

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

GROUND FLOOR



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		92
(81-91) B		
(69-80) C	71	
(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.