



## 30 Manor Avenue Grimsby, North East Lincolnshire DN32 0QR

This spacious EXTENDED THREE BEDROOM MID TERRACE PROPERTY situated adjacent to Abbey Road and Brighowgate which is located within Grimsby Town centre with its abundance of shops, restaurants, bars, amenities and is within walking distance for the train and bus stations. Benefiting from a gas central heating system and modern uPVC double glazing with an EPC RATING C. The accommodation retains some original features and has recently been redecorated throughout with new carpets in the majority of the rooms and comprises: Entrance hall with original staircase, two reception rooms, kitchen/breakfast room. To the first floor there is a spacious landing, three bedroom and bathroom/wc. Open plan block paved garden providing off road parking plus a small shared courtyard. NO CHAIN. EARLY VIEWING RECOMMENDED.

**Chain Free £92,500**

- CENTRAL GRIMSBY LOCATION  
NEAR ABBEY ROAD &  
BRIGHOWGATE
- EPC RATING C
- MID TERRACE PROPERTY
- TWO RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- THREE BEDROOMS & F F  
BATHROOM/WC
- OFF ROAD PARKING
- GAS CENTRAL HEATING
- MODERN uPVC DOUBLE  
GLAZING
- NO FORWARD CHAIN



## ACCOMMODATION

### MEASUREMENTS

All measurements are approximate.

### GROUND FLOOR

#### ENTRANCE PORCH

Access to the front of the property by a solid mahogany coloured entrance door into the hallway.

#### HALLWAY

The hallway retains original coving to the ceiling and staircase which has open storage below. Radiator. Recently redecorated walls and a newly laid carpet.

#### LOUNGE (FRONT)

13'8" x 10'8" (4.18 x 3.26)

Recently redecorated with new carpets this good sized lounge has a uPVC double glazed window to the front aspect, original coving to the ceiling and radiator.



#### DINING ROOM (REAR)

12'0" x 8'8" (3.66 x 2.66)

The second reception room has a uPVC double glazed window to the rear elevation and again has been recently redecorated with new carpets. Radiator.



#### KITCHEN/BREAKFAST ROOM

13'10" x 9'9" (4.24 x 2.98)

Benefitting from a range of beech fronted wall and base units with contrasting work surfaces and tiled splash backs incorporating a stainless steel sink and drainer, slot in electric oven and ample space for further appliances. Wall mounted combi boiler. Recently redecorated walls. Two double glazed windows, radiator and tiled effect vinyl flooring. The rear mahogany coloured wooden door leads out onto the rear shared courtyard.



## KITCHEN/BREAKFAST ROOM



## FIRST FLOOR

### FIRST FLOOR LANDING

The split level landing has an enclosed banister and loft access to the ceiling. Recently redecorated with newly laid carpet.



### BEDROOM ONE

14'2" x 12'0" (4.34 x 3.66)

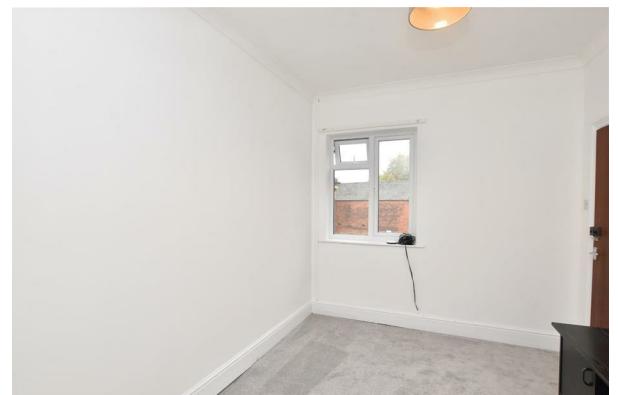
The first double bedroom has a uPVC double glazed window to the front aspect, radiator, newly laid carpet and redecorated walls.



### BEDROOM TWO

12'0" x 8'9" (3.66 x 2.67)

The second double bedroom has a uPVC double glazed window to the rear aspect, coved ceiling, radiator, newly laid carpet and redecorated walls.



### **BEDROOM THREE**

8'11" x 8'0" (2.73 x 2.44)

The third bedroom is to the rear of the property with a uPVC double glazed window and radiator. Newly laid carpets and redecorated walls.



### **BATHROOM/WC**

5'10" x 5'6" (1.80 x 1.69)

The bathroom is fitted with white three piece suite comprising of; a bath with shower over, pedestal hand wash basin and low flush wc. Finished with part tiled walls, vinyl flooring, radiator and uPVC double glazed window to the side aspect.



### **OUTSIDE**

#### **THE GARDENS**

The property stands in an open plan block paved front garden which provides off road parking together with a small courtyard shared garden with Number 32 which has open views over the secure car park for the modern apartment complex of Wellowgate Mews. We have been informed by the vendor the new owner of this property could have pedestrian access only through the secure entrance on Wellowgate. We have requested confirmation from the vendor's solicitors and there is a copy of the title deeds/plans available for inspection at the Agent's office.



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

Council Tax Band -

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



Whilst every care has been made to ensure the accuracy of the floor plan, no legal rights can be inferred from these drawings. Dimensions of doors, windows, etc. and any fixtures, fittings and services are approximate only 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		
(81-91)	B		87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	
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.