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Sidings Road, Grimsby



When it comes to  
property it must be



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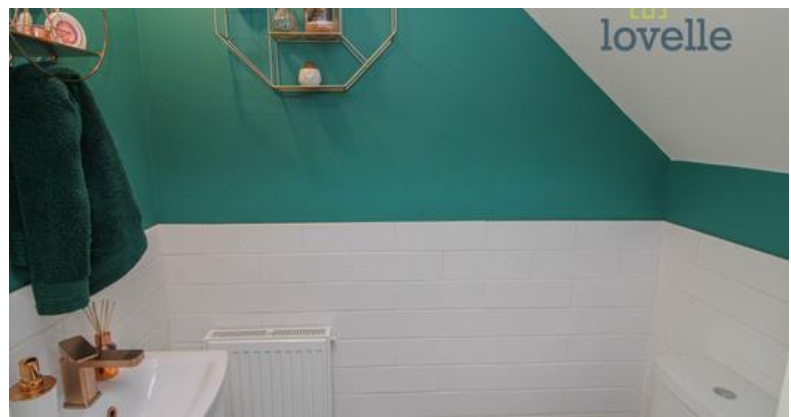
Offers over £159,950.



A three bedroom semi detached home ready to move straight into ....

### Key Features

- Semi Detached House
- Three Bedrooms
- Kitchen Diner
- Lounge
- Cloakroom WC
- Bathroom
- EPC rating B
- Tenure: Freehold





This property would make an ideal starter home or family home alike, offering three bedrooms, kitchen diner, lounge, cloakroom wc, bathroom, detached garage and low maintenance garden.

### Entrance

n/a

Entered through a composite door leading into an inner hallway. The hallway has a door to the kitchen, staircase to the first floor and central heating radiator.

### Lounge

3.31m x 4.11m (10'11" x 13'6")

The lounge opens out into the garden through UPVC patio doors. UPVC window to the rear, central heating radiator. Laminate flooring.

### Kitchen Diner

4.96m x 3.09m (16'4" x 10'1")

With a range of wall and base units incorporating a stainless steel sink and drainer with mixer tap. Four ring gas hob and electric oven. Plumbing for washing machine and dish washer. Space for tall fridge freezer. Dual aspect UPVC windows. Storage cupboard. Central heating radiator. Access to wc.

### Cloakroom wc

n/a

Having a two-piece suite including a wc and wash hand basin with vanity unit. Central heating radiator. Half height tiling.

### First Floor

n/a

The first-floor landing has doors to the bathroom and three bedrooms. Access to the loft.

### Bedroom One

2.50m x 4.12m (8'2" x 13'6")

This spacious room has two UPVC double glazed windows to the front elevation. Central heating radiator.

### Bedroom Two

2.12m x 3.82m (7'0" x 12'6")

With a UPVC window to the rear and central heating radiator.

### Bedroom Three

1.89m x 2.73m (6'2" x 9'0")

Currently used as a dressing room with UPVC window to the rear and central heating radiator.

### Bathroom

2.11m x 1.82m (6'11" x 6'0")

The bathroom has been modernised to include a three piece suite incorporating a bath tub with shower over, wc and wash hand basin with vanity unit. Tiled floor to ceiling. Towel rail radiator. UPVC window.

## Outside the Property

0.00m x 0.00m (0'0" x 0'0")

## Rear Garden

0.00m x 0.00m (0'0" x 0'0")

The rear garden has a paved patio area and decked bbq area. It is easy maintenance being fully enclosed and laid to artificial lawn.

Access to the garage.

## Garage

0.00m x 0.00m (0'0" x 0'0")

The detached garage has an up and over door to the front. Power and lighting. It is currently split in two to provide a 'bar area' for entertaining. But could easily be converted back if needed.

## Disclaimer

0.00m x 0.00m (0'0" x 0'0")

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