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Watford Avenue, Grimsby



When it comes to  
property it must be







£145,000



An exceptional end of terrace house offered to market with NO ONWARD CHAIN in Grimsby Town Centre.

### Key Features

- End Of Terrace With Parking & Garage
- Stylishly Presented Throughout
- Spacious Accommodation
- Open Plan Kitchen/Diner & Utility Room (Outside)
- Stunning Bathroom
- uPVC Double Glazed & GCH
- EPC rating TBC
- Tenure: Freehold







Lovelle offer to market with NO ONWARD CHAIN this spacious three bedroom end link house offering spacious and stylishly presented accommodation with the added benefit of uPVC double glazing and gas central heating throughout. Boasting a generous corner plot with ample off-road parking, garage and beautifully landscaped low maintenance gardens. Located within an ideal town centre residential area with a vast range of amenities within easy reach. Viewings are highly recommended.

### Hall

N/a

Spacious and welcoming hall with stairs that lead to the first floor with cupboard underneath. Wood effect laminate flooring, radiator and entrance door to the front aspect.

### Lounge

3.94m x 3.78m (12'11" x 12'5")

Tastefully decorated with a feature inset freestanding stove with floating mantle. Radiator. Wood effect laminate flooring and window to the front aspect.

### Kitchen/Diner

5.70m x 2.86m (18'8" x 9'5")

Well fitted oak effect wall and base units with complimentary worktops over incorporating 1 & 1/4 sink, gas hob and extractor hood over. Radiator. Plumbing for dishwasher. Built-in oven. Tiled floor that flows through to the dining area and into the conservatory. Radiator.

### Conservatory

2.17m x 2.99m (7'1" x 9'10")

Open plan from the kitchen/diner with dual aspect windows and french doors opening into the rear garden.



## Landing

N/a

Decorated to match the hall, loft access.

## Bedroom 1

3.97m x 2.96m (13'0" x 9'8")

Built-on wardrobes with sliding mirrored doors, radiator and window to the front aspect.

## Bedroom 2

2.88m x 3.70m (9'5" x 12'1")

Radiator and window to the rear aspect.

## Bedroom 3

2.65m x 2.76m (8'8" x 9'1")

Tastefully decorated, laminate flooring and window to the front aspect. Built-in storage cupboard.

## Bathroom

2.32m x 1.66m (7'7" x 5'5")

An exquisite fully tiled suite with shower over panelled bath, wc, wash hand basin with vanity unit, towel radiator and window to the rear aspect.

## Outside

Well landscaped and fully enclosed gardens to both the front and rear. The rear garden is slabbed for ease of maintenance, there is a brick built workshop 3.00m X 1.43m currently utilised as a utility room with light, power, plumbing for washing machine, worktop and sink. To the front of the property is ample off-road parking via a large driveway and garage 3.00m X 5.26m with Workshop 1.47m X 5.50m. Timber built summer house with power 2.55m X 2.55m.

Garage



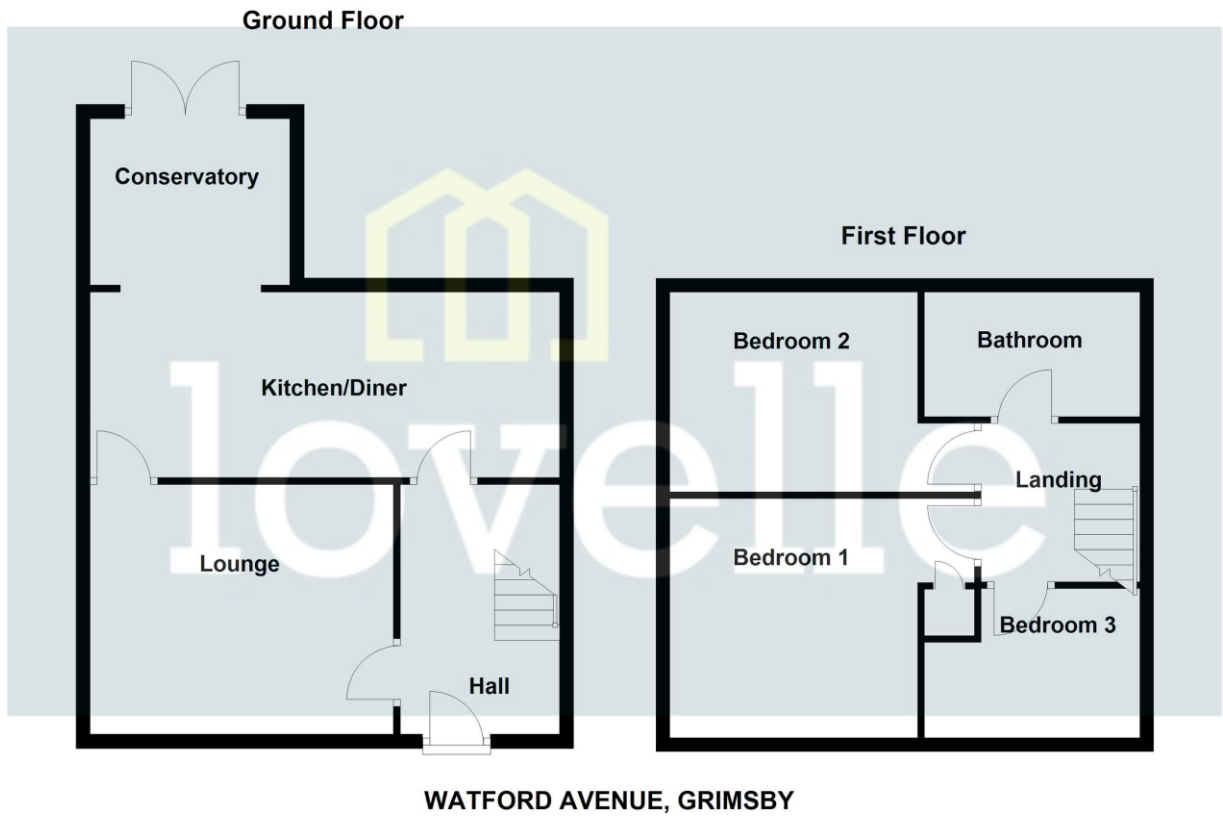


## Disclaimer

\*We must advise that the property is of 'non-standard' construction (concrete) and that prospective purchasers must advise their financial advisor if obtaining a mortgage so that a suitable lender can be chosen.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.





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**lovelle**

01472 251918  
grimsby@lovelle.co.uk

