Joy Walker

ESTATE AGENTS



# 4 Downing Close

## Grimsby, North East Lincolnshire DN34 5UR

Situated in a convenient residential location close to local amenities, this two-bedroom semi-detached home presents an exciting opportunity for buyers looking to put their own stamp on a property. Offering generous and versatile accommodation throughout, the property would benefit from some cosmetic updating but provides excellent space and plenty of potential to create a lovely home tailored to individual tastes. The ground floor comprises a living room, kitchen, sun room extension, separate utility room and ground floor W.C., while the first floor offers two bedrooms and a shower room. Externally, the property benefits from front and rear gardens, with a driveway providing off-road parking to the front. The rear garden is arranged over stepped levels and features mature planting, creating an established outdoor space with scope for buyers to make it their own. An ideal purchase for first-time buyers, investors or those seeking a project, this is a home with plenty to offer and potential to add value.

**Offers Over £90,000**

- TWO BEDROOM SEMI-DETACHED
- GREAT POTENTIAL
- COSMETIC UPDATING REQUIRED
- SPACIOUS LIVING ROOM
- KITCHEN AND SUN ROOM
- UTILITY ROOM AND W.C.
- TWO BEDROOMS
- SHOWER ROOM
- STEPPED REAR GARDEN
- DRIVEWAY PARKING







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## DRAFT DETAILS
PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

## MEASUREMENTS
All measurements are approximate.

## ACCOMMODATION
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## ENTRANCE
Accessed via a uPVC double-glazed front door with a side light panel, leading into the open-plan hallway.

## HALLWAY
The open-plan hallway benefits from useful storage and opens into the kitchen. Carpeted stairs lead to the first floor, featuring an open spindle balustrade and a fitted stairlift, which can be removed if required. The hallway is finished with coving to the ceiling, vinyl flooring and an electric wall heater.



## KITCHEN
*11'8" x 7'11" (3.57 x 2.42)*
The kitchen is fitted with a complementary mix of cream and wood-effect wall and base units, contrasting work surfaces and tiled splashbacks. Features include a Belfast sink, ceramic hob with chimney-style extractor hood, eye-level fan-assisted electric oven and space for a microwave. Open plan to the hallway and utility room, the kitchen benefits from continued vinyl flooring, two electric wall heaters and a uPVC double-glazed window to the front aspect.



## KITCHEN



## UTILITY ROOM

*17'7" x 8'0" (5.37 x 2.45)*

The useful utility room has been thoughtfully extended, featuring a brick rear wall and uPVC double-glazed windows to two aspects, allowing for plenty of natural light. French doors provide access to the rear garden, while a further door leads to the cloakroom. The room is fitted with a range of wall and base units to complement the kitchen, contrasting work surfaces and tiled splashbacks, incorporating a stainless steel sink. There is ample space for a fridge freezer, automatic washing machine and tumble dryer, with vinyl flooring completing the space.



## CLOAKROOM

Accessed from the utility room, the cloakroom is fitted with a white two-piece suite comprising a low-level WC and wash hand basin, complemented by vinyl flooring and a uPVC double-glazed window to the front aspect.



## LOUNGE

*14'9" x 12'2" (4.52 x 3.71)*

The generously sized lounge features a coved ceiling, electric wall heater and a large storage cupboard. A polished stone fireplace with an inset electric fire provides an attractive focal point, while the room opens into the conservatory, creating a light and spacious feel.



## LOUNGE



## CONSERVATORY

*11'8" x 13'6" (3.56 x 4.13)*

Accessed from the lounge via an open archway, the conservatory features uPVC double-glazed surrounds and a door providing direct access to the rear garden.



## FIRST FLOOR

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## FIRST FLOOR LANDING

The landing features continued carpeted flooring, an open spindle balustrade, coved ceiling and access to the loft.



## BEDROOM ONE

*14'8" x 8'9" (4.49 x 2.68)*

The first double bedroom is positioned to the front aspect and features a uPVC double-glazed window, carpeted flooring, coved ceiling and electric wall heater.



## BEDROOM TWO

*14'10" x 7'6" (4.53 x 2.29)*

The second double bedroom benefits from a uPVC double-glazed window to the rear aspect, complemented by carpeted flooring, a coved ceiling and an electric wall heater.



## SHOWER ROOM

The modern shower room is fitted with a contemporary white suite comprising a walk-in shower with glazed screens and Aqua-style splashback panelling, alongside a combination vanity unit with a walnut-effect finish, incorporating a wash hand basin and low-level WC with concealed cistern, providing useful storage. The room is finished with fully tiled walls and flooring, an extractor fan and a uPVC double-glazed window to the side aspect.



## OUTSIDE

## THE GARDENS

The property benefits from front and rear gardens, together with off-road parking via a side driveway. The front garden is laid with shingle and features mature shrubs and a tree, with a wrought iron gate providing access to the rear garden. The rear garden is attractively arranged, featuring paved areas and artificial lawn for ease of maintenance, alongside a variety of mature shrubs, trees and established planting, creating a private and pleasant outdoor space. Steps lead up to a further garden area, providing a seating space and access to a useful garden shed.



## THE GARDENS



## THE GARDENS



## THE GARDENS



## THE GARDENS



## 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

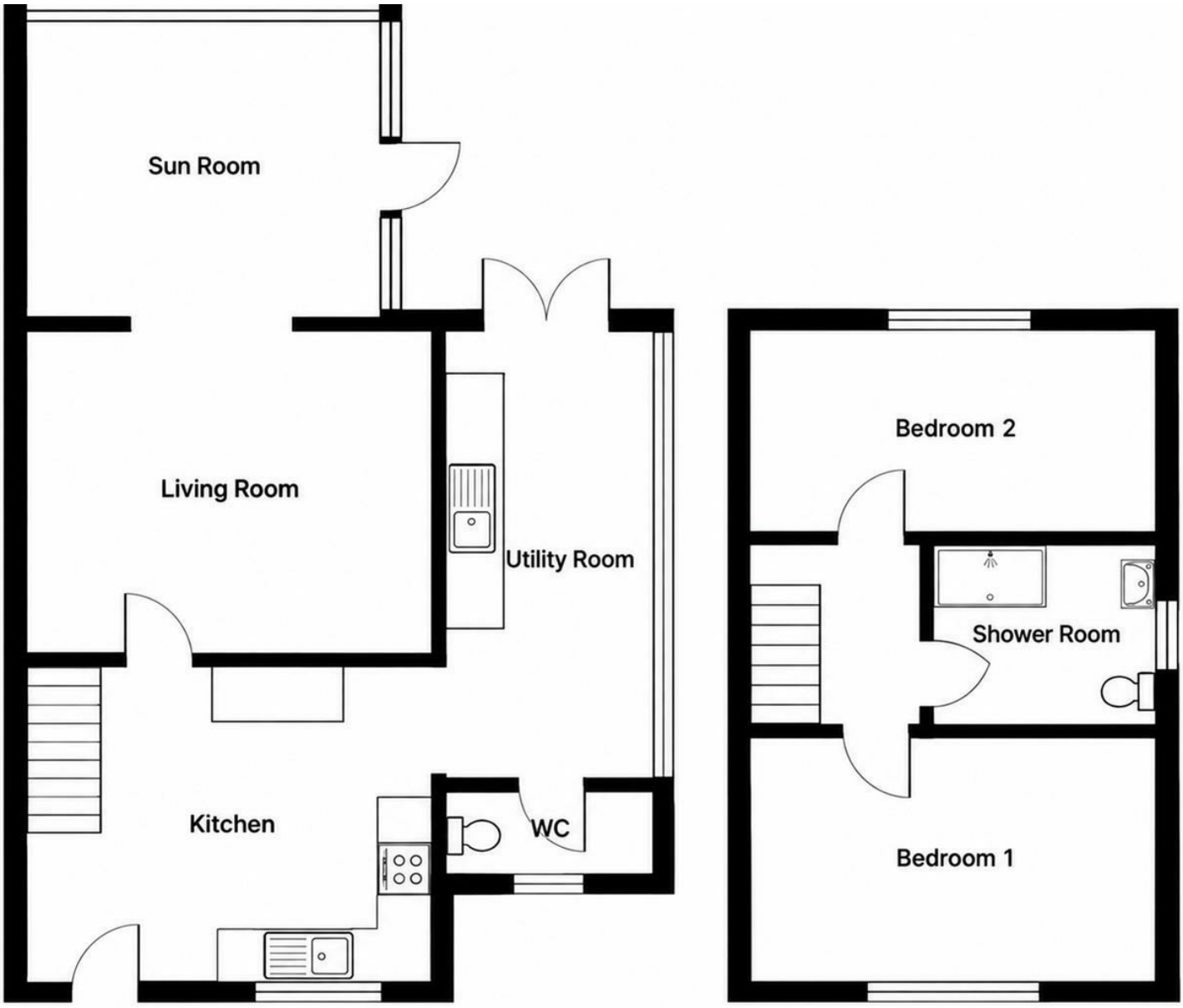
Council Tax Band - B
EPC - D

## VIEWING ARRANGEMENTS

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

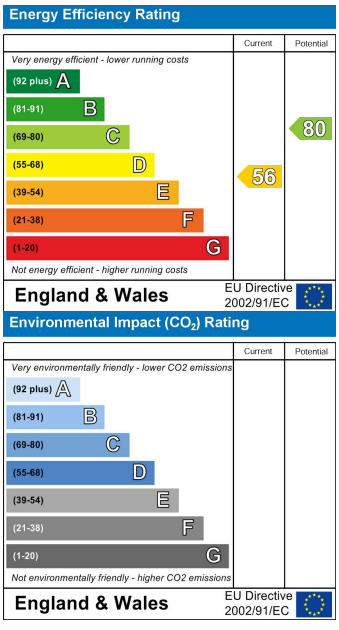
## OPENING TIMES

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










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.