



42 Sidings Road, Grimsby, North East Lincolnshire, DN31 2FA
£125,000

Key Features:

- Modern Two Bedroom Semi Detached Home
- Built in 2021
- Well Presented
- Downstairs WC & First Floor Bathroom
- Two Double Bedrooms
- Good Sized Rear Garden
- Ample Driveway Parking
- No Forward Chain

*** £5000 ALLOWANCE TOWARDS DEPOSIT ****

This modern two bedroom semi-detached home, built in 2021, is located on the popular Macaulay Park development, built by Gleeson Homes.

Conveniently positioned just off Cromwell Road, it offers easy access to local amenities, schools, motorway links, and a short distance to Grimsby town centre.

Well presented throughout, the accommodation includes; entrance porch, downstairs cloakroom/WC, a front aspect living room, and kitchen to the rear.

Upstairs, there are two double bedrooms and a family bathroom. Outside, the property benefits from a spacious rear garden, and driveway providing ample off road parking.



ENTRANCE PORCH

Accessed via a modern composite front door.

CLOAKROOM

5'1" x 3'5" (1.55 x 1.06)

Fitted with a WC and vanity unit.

LIVING ROOM

13'8" x 12'3" (4.18 x 3.74)

With front and side aspect windows, feature panelled walls, and staircase to the first floor.

KITCHEN

11'3" x 7'7" (3.45 x 2.32)

Fitted with a range of modern shaker style units and contrasting worktops incorporating a breakfast bar. Built-in oven, ceramic hob, and space for further appliances. Unit housing the gas central heating boiler. Useful understairs storage cupboard. Rear aspect window and access onto the garden.

FIRST FLOOR LANDING

With access to the loft.

BEDROOM 1

12'4" x 10'3" (3.76 x 3.14)

To front aspect.

BEDROOM 2

12'4" x 7'8" (3.76 x 2.35)

A second double bedroom, to rear aspect.

BATHROOM

6'2" x 5'5" (1.89 x 1.66)

Fitted with a vanity unit, WC, and panelled bath with shower over.

TENURE

FREEHOLD

COUNCIL TAX

A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

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