Joy Walker

ESTATE AGENTS



85 Greyfriars

Wybers Wood, Grimsby, North East Lincolnshire DN37 9QU

If you are looking for a FOUR BEDROOM FAMILY PROPERTY WITH STUNNING ACCOMMODATION then look no further than 85 Greyfriars. The present owners have left no stone unturned with extensions and upgraded kitchen, bathroom and shower room and an internal inspection is strongly recommended. The contemporary styled accommodation including: Entrance hall, good sized lounge, large L shaped living dining kitchen, rear porch with cloaks/wc and an excellent sized utility room (formerly the garage). To the first floor there are four good sized bedrooms the principle bedroom having a superb en suite bathroom/wc plus a large shower room/wc. Gas central heating system. Quality double glazing. Front garden with off road parking plus a exotic planted rear garden including an ornamental fish pond and a raised heating swimming pool ideal for the summer months.

- SUPERB SEMI DETACHED FAMILY HOME
- LOUNGE & LIVING DINING KITCHEN
- CLOAKS/WC & UTILITY ROOM
- FOUR GOOD SIZED BEDROOMS
- EN SUITE BATHROOM & FAMILY SHOWER ROOM
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- QUALITY FITTINGS THROUGHOUT
- MANY EXTRAS AVAILABLE BY SEPARATE NEGOTIATIONS
- WELL STOCK GARDENS WITH SMALL POOL







Offers Over £245,000

58 St Peters Avenue, Cleethorpes, Lincolnshire, DN35 8HP Telephone: 01472 200818 Fax: 01472 200618

www.joywalker.co.uk

ACCOMMODATION

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MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

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ENRANCE HALL

Approached via a composite entrance door having double glazed side lights, this hallway has grey hand painted wall panelling to dado height, radiator including a decorative cover, coving to ceiling and matching grey laminate flooring. Useful understairs storage cupboard.



ENRANCE HALL



LOUNGE (FRONT)

16'0" x 11'10" (4.88 x 3.63)

This excellent sized family lounge has a double glazed window to the front elevation, laminate flooring and coving to ceiling. The main focal point of this room is the grey painted fire surround which is inset with a living flame gas fire. Contemporary school designed radiator.



LOUNGE



LIVING DINING KITCHEN

27'1" x 9'6" extending to 15'5" (8.27 x 2.90 extending to 4.7)

The heart of every family home is the living dining kitchen and this one does not disappoint, the full width room has ample space for a well fitted kitchen, a dining area and sitting area with both double glazed French doors and window overlooking the rear garden. Fitted throughout with laminate flooring and having coving and inset spot lights to ceiling plus two contemporary styled grey School radiators.

The kitchen area is fitted with a range of stone coloured base and wall cupboards incorporating an integrated dishwasher and a slot in Beko electric oven with an extractor chimney above. The sparkling work surfaces are inset with a white ceramic sink unit. Complementary high gloss tiled splash backs. The modern Valliant gas fired boiler is concealed in a matching wall cupboard. Coving with inset spot lights to ceiling.



LIVING DINING KITCHEN



LIVING DINING KITCHEN



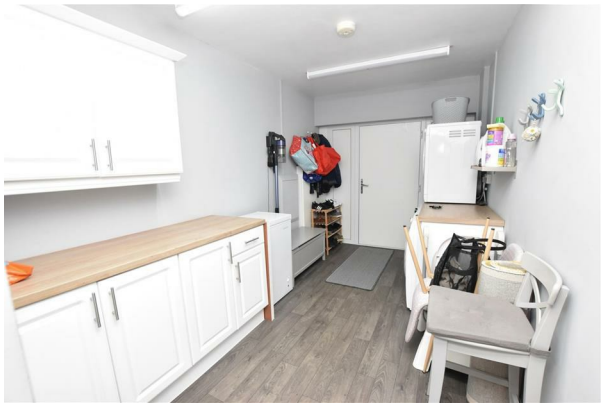
LIVING DINING KITCHEN



UTILITY ROOM

12'11" x 7'7" (3.96 x 2.33)

Formerly the integral garage the present owners have now converted this into a large utility room which includes white wall and base cupboards together with plumbing for an automatic washing machine.



REAR LOBBY

Again fitted with grey laminate flooring, decorative wall boarding with dado height and coving to ceiling. A fully glazed uPVC double glazed window leads out onto the rear garden.



CLOAKS/WC

This larger than average cloakroom is fitted with a vanity unit and a low flush wc and has two double glazed windows and a grey contemporary styled School radiator. Coving to ceiling and laminate flooring.



FIRST FLOOR

LANDING

This spacious landing is again fitted with grey hand painted wall panelling together with a matching radiator with a decorative cover. Coving and loft access to ceiling.



LANDING



BEDROOM 1 (FRONT)

14'0" x 11'0" (4.29 x 3.36)

Double glazed window to the front elevation, coving with inset spot lights to ceiling, radiator and decorative panelling to the walls. Door leads into the large en suite bathroom.



BEDROOM 1



EN SUITE BATHROOM/WC

7'6" x 10'0" (2.30 x 3.05)

This luxury en suite bathroom is fitted with a free standing bath with claw feet and central taps, a pink vanity unit together with a low flush wc. The wall above the bath area is tiled in a white high gloss ceramic tile with the remaining walls being finished in a dark hand painted panelling. Contemporary styled School radiator. Coving to ceiling. Double glazed window.



BEDROOM 2 (REAR)

8'2" x 11'0" (2.50 x 3.36)

Double glazed window and radiator



BEDROOM 2



BEDROOM 3 (REAR)

7'6" x 4'0" (2.30m x 1.22m)

Double glazed window. Radiator.



BEDROOM 3



VIEW FROM THE BEDROOM WINDOW



BEDROOM 4 (FRONT)

10'7" x 7'3" (3.25 x 2.23)
Double glazed window. Radiator.



FAMILY SHOWER ROOM/WC

11'9" x 4'10" extending to 9'1" (3.60 x 1.48 extending to 2.77)
This spacious shower room is fitted with a range of useful floor to ceiling storage cupboards and comprises: a low flush wc, a vanity unit together with an excellent sized shower area which is finished in Mermaid boarding and fitted with an electric shower together with a glass screen to the front. Two contemporary styled School radiators. Double glazed window. Waterproof flooring. Inset spot lights to ceiling.



FAMILY SHOWER ROOM/WC



FAMILY SHOWER ROOM/WC



FAMILY SHOWER ROOM



OUTSIDE



THE GARDENS

The property stands in lovely gardens with the fore garden being set behind a brick wall having two wooden gates opening onto the block paved driveway. This garden is mainly lawned with a border of newly planted Olive trees. To the left hand side of the property is a small gate and an outside tap which gives access to the rear garden. The enclosed rear garden is planted with a number of exotic palms (the vendors are planning on removing the large fern), this garden also includes a wooden decked area having a covered seating area to the rear plus an ornamental fish pond and a heated swim pool. This garden has outside lighting which adds ambiance during the summer months.



ORNAMENTAL FISH POND



SWIM POOL

Included in the sale is the small indulgent heated pool.



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 -

VIEWING ARRANGEMENTS

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

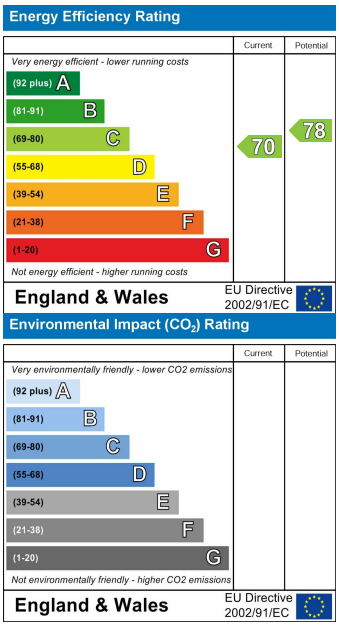
OPENING TIMES

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



Total area: approx. 140.7 sq. metres (1515.0 sq. feet)





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.