JoWalker

ESTATE AGENTS

128 Second Avenue

Grimsby, DN33 1NX

IDEAL FOR INVESTMENT being within close proximity of the hospital and the local colleges is this THREE BEDROOM SEMI DETACHED HOUSE. Standing in large gardens with off road parking the accommodation includes: Entrance hall, lounge, kitchen/breakfast room, ground floor bathroom/wc, plus three bedrooms and a shower room/wc to the first floor. Gas central heating system. Double glazed windows. NO FORWARD CHAIN.

- SEMI DETACHED HOUSE
- LOUNGE
- KITCHEN/BREAKFAST ROOM
- G F BATHROOM/WC
- THREE BEDROOMS
- F F SHOWER ROOM/WC
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- LARGER THAN AVERAGE GARDENS WITH OFF ROAD PARKING
- NO FORWARD CHAIN

Offers Over £90,000

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

www.joywalker.co.uk

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.

ACCOMMODATION

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MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

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ENTRANCE HALL

Approached via a uPVC door, this hallway has a laminate flooring, a fitted dado rail and double glazed window. The staircase leads up to the first floor.

LOUNGE (FRONT)

11'8" x 14'7" (3.58 x 4.46)

Having a double glazed walk in bay window to the front elevation, radiator and coving to ceiling.

KITCHEN/BREAKFAST ROOM

17'6" x 8'7" (5.35 x 2.64)

The kitchen area is fitted with a range of grey modern base and wall units incorporating an electric oven and hob having an extractor fan above. The contrasting dark work surfaces are inset with a resin sink and have space beneath for washing machine etc. Modern Ideal wall mounted gas fired boiler. Two double glazed windows and door. Ample space for a breakfast table and chairs. Useful under stairs storage cupboard.

KITCHEN/BREAKFAST ROOM

GROUND FLOOR BATHROOM/WC

6'9" x 7'4" (2.07 x 2.24)

With a suite in white comprising a bath, pedestal wash hand basin and a low flush wc. Vinyl flooring. Radiator. Double glazed window.

FIRST FLOOR

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LANDING

Double glazed window

BEDROOM 1

12'8" x 10'5" (3.87 x 3.19)

Double glazed window. Radiator.

BEDROOM 2

8'2" x 10'5" (2.49 x 3.20)

Double glazed window. Radiator.

BEDROOM 3

9'8" x 8'8" (2.96 x 2.65)

Double glazed window. Radiator.

SHOWER ROOM

4'5" x 6'6" (1.35 x 2)

Having a suite comprising a small sink, a low flush wc and a corner tiled shower cubicle having an electric shower. Extensively tiled walls. Radiator. Double glazed window.

OUTSIDE

THE GARDENS

The property stands in both front and rear gardens, the fore garden has off road parking with the larger than average rear garden which is mainly lawned. To the rear of the garden there are two timber garden shed which are included in the sale.

THE GARDENS

COUNCIL TAX BAND & EPC RATING

Council Tax Band - A
EPC - D

TENURE - FREEHOLD

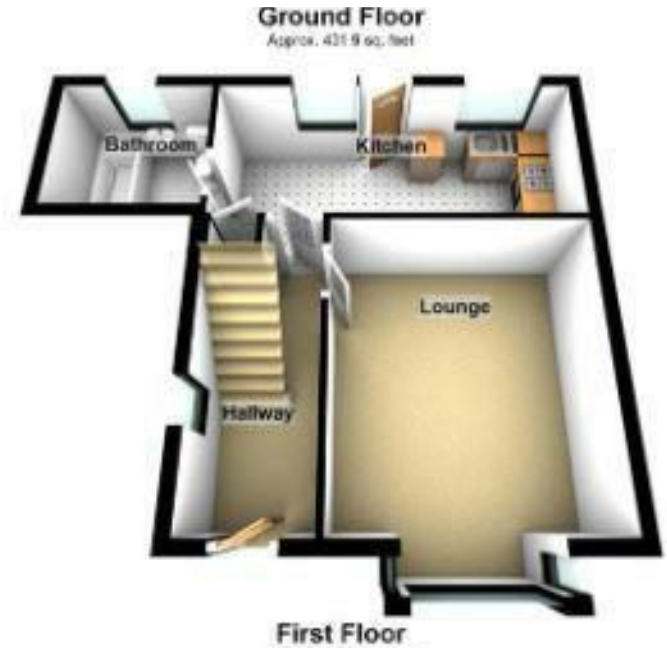
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

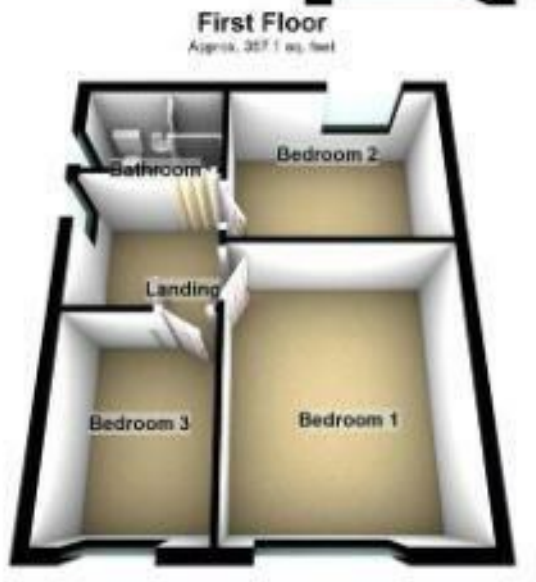
VIEWING ARRANGEMENTS

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

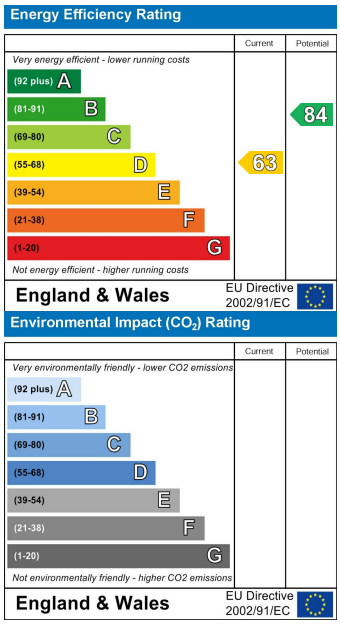
OPENING TIMES

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





Total area: approx. 799.0 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.