



## 414 Heneage Road Grimsby, North East Lincolnshire DN32 9NG

A well presented traditional style THREE BEDROOM SEMI DETACHED HOUSE which is situated close to Weelsby Road therefore being ideally placed for access into both Grimsby and Cleethorpes town centres. The spacious accommodation includes: Welcoming entrance hall, cloaks/wc, lounge, dining/sitting room which opens into the well fitted kitchen. To the first floor there are three bedrooms and a bathroom/wc. Gas central heating system. Double glazing. Front and west facing enclosed rear gardens.

**£167,000**

- TRADITIONAL STYLE SEMI DETACHED HOUSE
- CLOSE TO WEELSBY ROAD
- TWO RECEPTION ROOMS
- FITTED KITCHEN & CLOAKS/WC
- THREE BEDROOMS
- BATHROOM/WC
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- FRONT AND REAR WEST FACING GARDENS
- WELL WORTHY OF A VIEWING



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Approached via a black composite entrance door into this welcoming entrance hall which has a striking wood effect floor, radiator hand painted wall panelling. The staircase leads up to the first which has a useful understairs storage cupboard.



#### CLOAKS/WC

Having a small sink and a low flush wc. Coving with inset spot lights to ceiling



#### LOUNGE (FRONT)

13'10" max x 11'11" (4.22 max x 3.65)

This formal lounge has a double glazed bay window to the front elevation, coving to ceiling and radiator. The focal point of this room is the carved wood fire surround.



#### DINING/SITTING ROOM

18'2" x 14'9" (5.56 x 4.51)

This multi functionally second reception rooms has double glazed french doors to the rear plus a double glazed window to the side elevation, radiator and coving to ceiling. Open access leads into the kitchen.



## DINING/SITTING ROOM



## DINING/SITTING ROOM



## KITCHEN (REAR)

10'2" x 9'3" (3.10 x 2.82)

Fitted with a range of grey painted base and wall units incorporating an electric oven and hob having an extractor chimney above and a matching Bespoke floor to ceiling unit which houses the fridge/freezer. The contrasting white work surfaces are inset with circular stainless steel sink unit, space beneath for washing machine and tumble dryer. Tiled splash backs. Vinyl flooring. Double glazed window and door.



## KITCHEN



## FIRST FLOOR

## LANDING

Double glazed window to the side elevation.



## BEDROOM ONE (REAR)

13'1" x 11'2" (4.00 x 3.42)

Fitted with floor to ceiling wardrobes either side of the chimney breast, double glazed window, coving and radiator.



## BEDROOM ONE



## BEDROOM TWO (FRONT)

11'11" x 11'2" (3.65 x 3.42)

Double glazed window, radiator and coving to ceiling.



### **BEDROOM THREE (FRONT)**

8'3" x 6'3" (2.53 x 1.92)

This attractively room is decorated in pink, including Bespoke wall panelling to one wall, double glazed window and radiator.



### **BATHROOM (REAR)**

6'7" x 6'3" (2.02 x 1.91)

Fitted with a suite in white comprising a P shaped bath having a glass screen and shower above, a vanity unit and a low flush wc. The wall behind the bath area is tiled in a striking mosaic tile with the remainder finished in a white ceramic tile to dado height. Decorative tiled floor. Radiator. Double glazing window.



### **OUTSIDE**



### **THE GARDENS**

The property stands in both front and rear gardens, with the fore garden is set behind a wrought iron fence having a matching pedestrian gate, this garden contains an artificial lawn. The enclosed WEST facing garden is mainly lawned and includes a raised timber decked area which is situated close to the house plus a paved patio area at the rear of this garden. Outside tap.



## THE GARDENS



### COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

EPC - D

### OPENING TIMES

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

### VIEWING ARRANGEMENTS

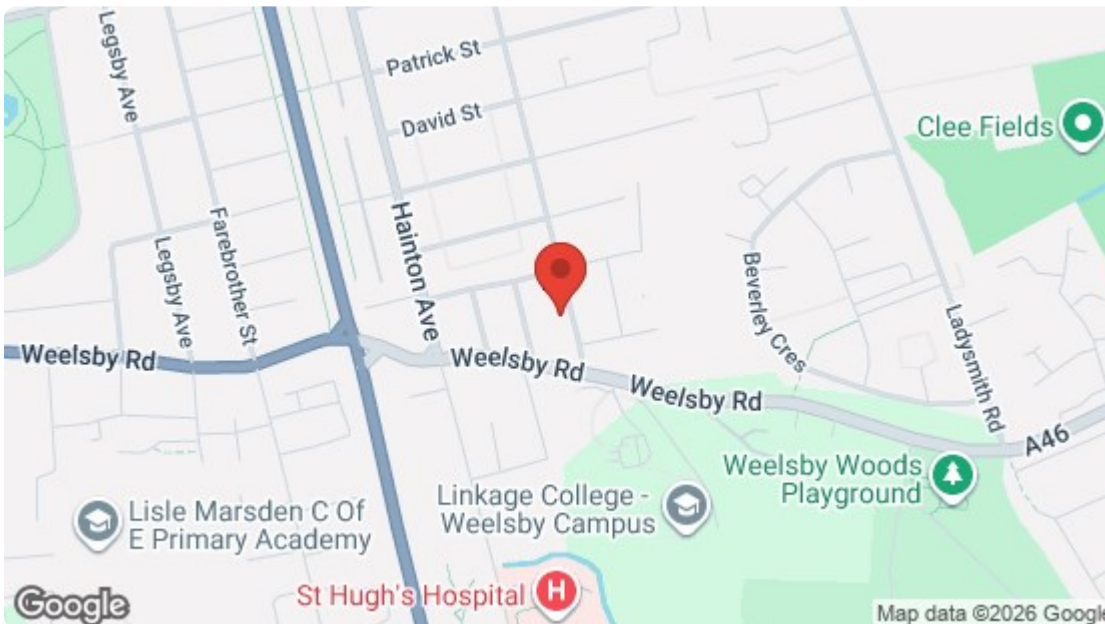
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.



**Ground Floor**



**First Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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 firm's 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.