



40 Lister Street Grimsby, North East Lincolnshire DN31 2JG

We are delighted to offer for sale this THREE BEDROOM END TERRACE PROPERTY situated close to Grimsby town centre with fantastic links to the Humber bank, local shops and amenities. The property benefits from gas central heating and uPVC double glazed and has been decorated throughout with newly laid flooring. The accommodation comprises of; Entrance hallway, dining room open to lounge, Newly fitted kitchen, inner lobby, cloakroom and to the first floor three bedrooms and modern bathroom. The property stands with a low maintenance front garden with walled boundaries and a wrought iron access gate and to the rear of the property a large walled garden which is mainly laid to lawn with a paved patio. Viewing is highly recommended, offered for sale with NO FORWARD CHAIN.

Offers Over £75,000

- IDEAL INVESTMENT OR FIRST TIME BUY
- RECENTLY DECORATED & NEW CARPETED THROUGHOUT
- NEWLY FITTED KITCHEN
- CLOAKROOM/WC
- DINING ROOM OPEN TO LOUNGE
- THREE BEDROOMS
- MODERN FAMILY BATHROOM
- GAS CENTRAL HEATING
- LARGE REAR GARDEN
- NO FORWARD CHAIN



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

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ENTRANCE

Accessed via a uPVC door with side light panels into the entrance hallway.



HALLWAY

The welcoming hallway sets the feel for the rest of the property with its newly laid modern tiled floor, carpeted stairs with white wooden decorative banister, radiator and modern panelled doors leading to the further accommodation.

HALLWAY



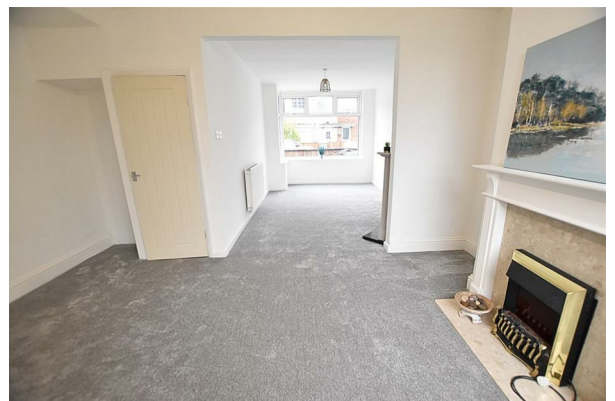
DINING ROOM

15'1" x 10'10" (4.60 x 3.32)

The dining room has a uPVC double glazed window to the rear aspect, newly fitted carpeted flooring, radiator, feature fireplace with white painted wooden surround, marble style back and hearth with electric fire and is open to the lounge to create a fantastic living space.



DINING ROOM



DINING ROOM



DINING ROOM



LOUNGE
14'11" x 9'7" (4.55 x 2.93)

The lounge is open plan from the dining room with newly fitted carpeted flooring, radiator, feature fireplace with hand painted wooden surround, marble hearth and back with inset gas fire and a uPVC double glazed window to the front aspect.



LOUNGE



KITCHEN

9'8" x 7'1" (2.96 x 2.17)

The newly fitted kitchen benefits from a range of white fronted wall and base units with contrasting work surfaces with tiled upstands and incorporates a stainless steel sink and drainer, push in electric oven and hob with tiled splashback and stainless steel chimney style extractor hood above with ample space for an automatic washing machine and freestanding fridge freezer. Finished with a uPVC double glazed window to the side aspect, radiator and wood effect Herringbone style vinyl flooring.



KITCHEN



KITCHEN



LOBBY

Having tiled flooring and a uPVC double glazed door leading to the rear garden.

CLOAKROOM/WC

4'3" x 2'5" (1.30 x 0.76)

Benefitting from a white wc with full tiling to the walls and floor and a uPVC double glazed window to the rear aspect.



FIRST FLOOR

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FIRST FLOOR LANDING

Having continued newly fitted carpeted flooring white white wooden decorative balustrade.



FIRST FLOOR LANDING



BEDROOM ONE

11'7" x 9'5" (3.54 x 2.88)

The first of the double bedrooms has a uPVC double glazed window to the front aspect, newly fitted carpeted flooring and radiator.



BEDROOM TWO

11'2" x 9'5" (3.42 x 2.89)

The second double bedroom is to the rear of the property with a uPVC double glazed window, newly fitted carpeted flooring and radiator.



BEDROOM THREE

8'7" x 5'2" (2.62 x 1.60)

The third bedroom is again to the rear of the property with a uPVC double glazed window, newly fitted carpeted flooring and radiator. Wall mounted boiler.



BATHROOM

The bathroom benefits from a white three piece suite comprising of; Bath with shower over, pedestal hand wash basin and low flush wc. Finished with newly fitted modern tiling to the splashbacks, wood effect Herringbone style vinyl flooring, radiator and a uPVC double glazed window to the front aspect.



OUTSIDE

THE GARDENS

The property stands with a low maintenance front garden with wall boundaries and a wrought iron access gate. The larger than average rear garden is a great size with walled boundaries and a wooden side access gate leading to the secure passage way. The garden is mainly laid to lawn with a paved patio area.



THE GARDENS



REAR VIEW



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 - A

EPC - D

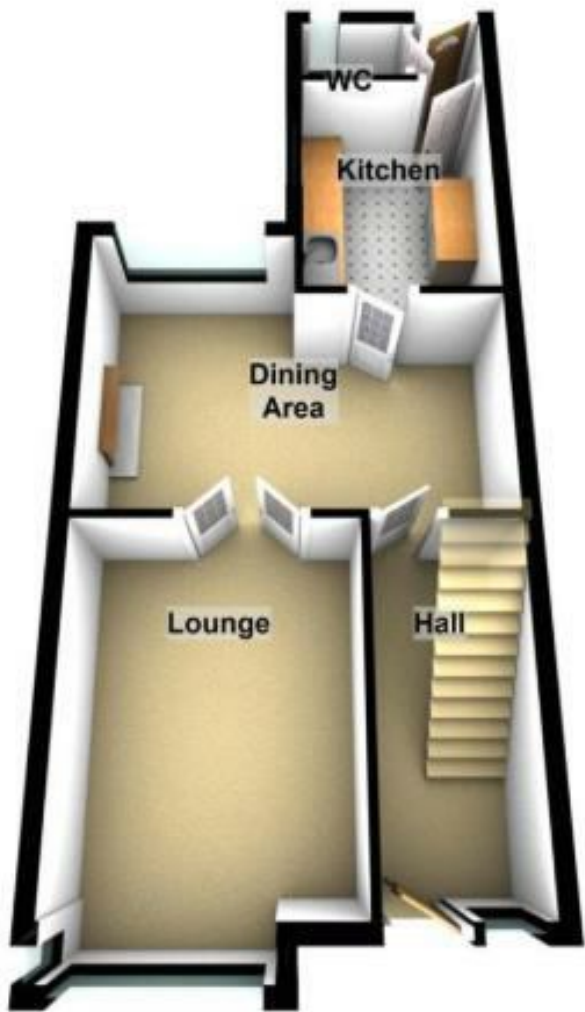
VIEWING ARRANGEMENTS

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

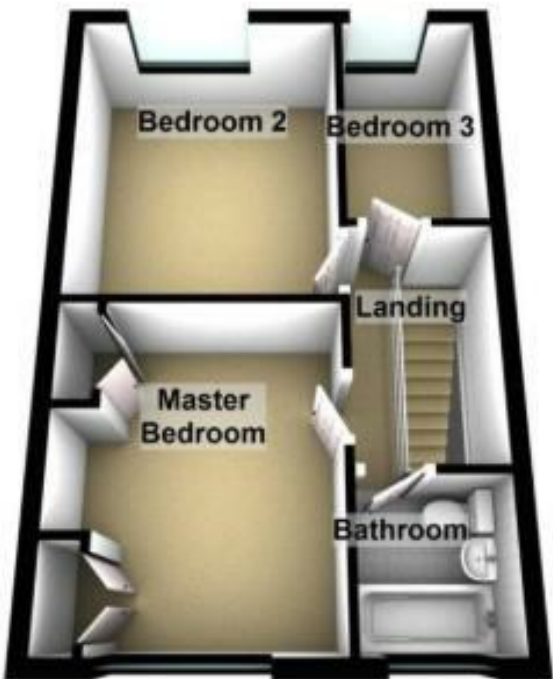
OPENING TIMES

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

Ground Floor



First Floor



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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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 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.