



43 St. Augustine Avenue, Grimsby, DN32 0LD
£180,000

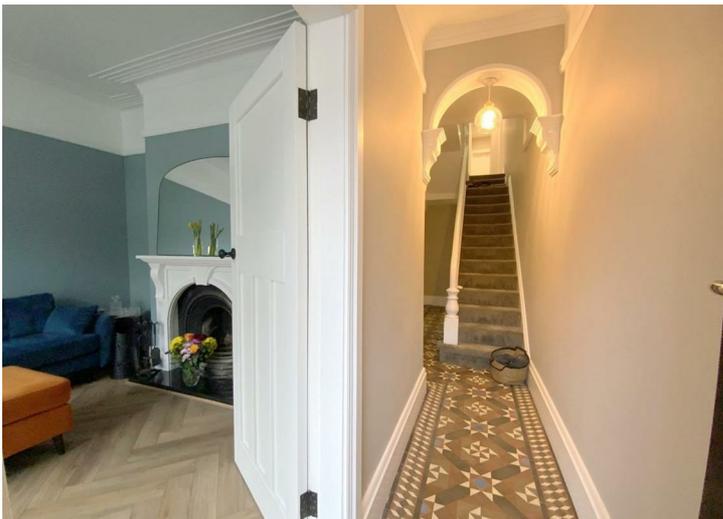
Key Features:

- Traditional Mid Terrace Home
- Spacious and Versatile Accommodation
- Three Double Bedrooms
- Two Reception Rooms
- Open Plan Kitchen/Dining Room
- Downstairs Cloak/WC
- Shower Room and Separate Bathroom
- Low Maintenance Landscaped Garden

A traditional three bedroom mid terrace home, situated in this established area off Weelsby Road. Ideally placed for popular schools, colleges, parks, and within close proximity of the town centre.

Well presented, the accommodation offers spacious and versatile family living, retaining period features including high ceilings and character fireplaces. The ground floor comprises an entrance hall, cloakroom/WC, two reception rooms, and an open plan kitchen/dining room. The kitchen features modern shaker style units, granite worktops and integrated appliances, with French doors opening onto the rear garden. Upstairs, there are three double bedrooms, a family shower room, and a separate bathroom.

Externally, the property offers a low maintenance rear garden with Indian sandstone paving and artificial lawn. An excellent opportunity for families or first-time buyers...Viewing Highly Recommended.



ENTRANCE HALL

Featuring the original Victorian tiled floor, and staircase to the first floor.

LOUNGE

14'6" x 11'6" (4.42 x 3.51)

Measured into bay

A bay fronted lounge, with a classic style open fireplace.

SECOND RECEPTION ROOM

12'10" x 9'4" (3.92 x 2.87)

A versatile room, with glazed doors opening from the hallway. Featuring a cast iron open fireplace, and rear aspect window.

DINING ROOM

13'4" x 12'2" (4.08 x 3.72)

Measured into bay

With a side aspect bay window, and fireplace incorporating a log burning stove.

KITCHEN

13'5" x 9'10" (4.11 x 3.00)

Open plan to the dining room, fitted with a large range of modern shaker style units and granite work tops incorporating a Belfast sink. Integrated appliances include a built-in oven/combination microwave, induction hob with extractor over, and dishwasher. Plumbing for a washing machine and recess for an American style fridge/freezer. Wood effect parquet tiled floor throughout. Side aspect window, and French doors opening onto the rear garden.

CLOAKROOM

6'7" x 4'7" (2.02 x 1.42)

Fitted with a modern vanity unit, WC, and heated towel rail.

FIRST FLOOR LANDING

A split-level landing with access to the loft.

BEDROOM 1

15'1" x 12'1" (4.61 x 3.70)

To front aspect with two windows, and a feature fireplace.

BEDROOM 2

13'3" x 9'5" (4.05 x 2.89)

To rear aspect, with feature fireplace and built-in storage cupboard.

BEDROOM 3

9'11" x 9'10" (3.04 x 3.00)

A further double bedroom, to rear aspect.

SHOWER ROOM

6'7" x 6'0" (2.03 x 1.84)

Fitted with a shower enclosure, and modern fitted storage incorporating a wash basin and WC. Heated towel rail.

BATHROOM

6'11" x 6'0" (2.12 x 1.85)

Fitted with a panelled bath and pedestal basin. Built-in storage cupboard housing the gas central heating boiler.

COUNCIL TAX BAND

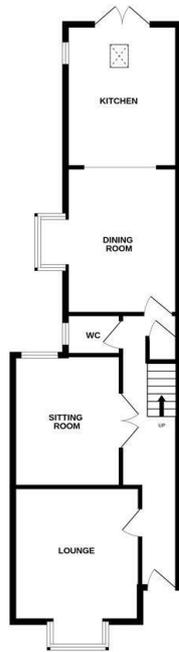
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TENURE

FREEHOLD



GROUND FLOOR
682 sq ft (63.3 sq.m.) approx.

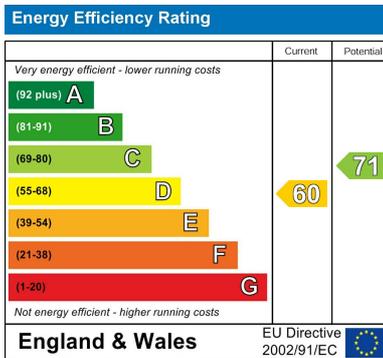


1ST FLOOR
619 sq ft (57.5 sq.m.) approx.



TOTAL FLOOR AREA: 1301 sq ft (120.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Hologram 3/2008.



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

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore

