



400 Heneage Road Grimsby, North East Lincolnshire DN32 9NG

We are delighted to offer for sale this recently modernised THREE BEDROOM SEMI DETACHED FAMILY HOME situated just off Weelsby Road, close to all local amenities, good schools and fantastic links to the Humber bank and both Grimsby and Cleethorpes town centres. The property benefits from gas central heating and uPVC double glazing, the refurbishment project included New kitchen, bathroom, new flooring, decoration, new radiators and fully certificated consumer unit with the accommodation comprising of; Entrance hallway, modern kitchen with pantry, rear sunroom, through lounge diner and to the first floor three good sized bedrooms and family bathroom. The property has a low maintenance front garden with side access leading to the private rear garden with fenced boundaries, paved patio, lawn and large rear store which could be converted to a summer house. Recent new roof. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

Offers Over £145,000

- RECENTLY MODERNISED
- GREAT LOCATION
- SEMI DETACHED FAMILY HOME
- MODERN KITCHEN WITH PANTRY
- SUNROOM
- THROUGH LOUNGE DINER
- THREE BEDROOMS
- FAMILY BATHROOM
- FRONT & REAR GARDENS
- NO FORWARD CHAIN



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.

MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

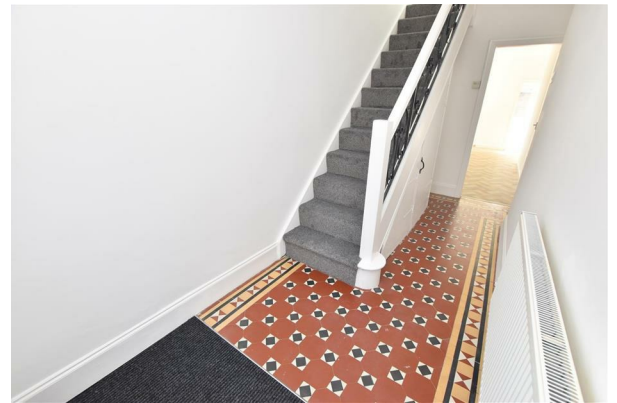
ENTRANCE

Accessed via a uPVC double glazed door leading into the reception hallway.



HALLWAY

The welcoming hallway retains the original tiled floor with newly fitted entrance door mat, coving to the ceiling and newly carpeted stairs leading to the first floor with decorative balustrade, having the benefit from ample fitted storage beneath.



KITCHEN DINER

17'7" x 9'1" (5.36 x 2.78)

The newly fitted modern kitchen benefits from a range of grey shaker style wall and base units with contrasting work surfaces and matching upstands and incorporates a stainless steel sink and drainer, gas hob with chimney style extractor hood above and electric fan assisted oven beneath with ample space for a freestanding fridge freezer and automatic washing machine. Wall mounted boiler and finished with two uPVC double glazed windows to the side aspect, radiator, Herringbone style vinyl flooring and door leading to the useful pantry.



KITCHEN DINER



KITCHEN DINER



KITCHEN DINER



SUNROOM

7'9" x 7'2" (2.38 x 2.19)

The added extra space has dual aspect uPVC double glazed windows with a door leading to the garden, cladded roof, radiator and Herringbone style vinyl flooring.

THROUGH LOUNGE DINER

29'3" x 11'10" (8.94 x 3.63)

This fantastic sized room has a uPVC double glazed window to the front aspect, coving to the ceiling, newly fitted carpeted flooring, radiator and feature hand painted fire surround with marble hearth and back and gas fire to one end, with uPVC double glazed door with side and top light panels leading to the paved patio area. A fabulous space for a growing family.



THROUGH LOUNGE DINER



LOUNGE AREA



DINING AREA



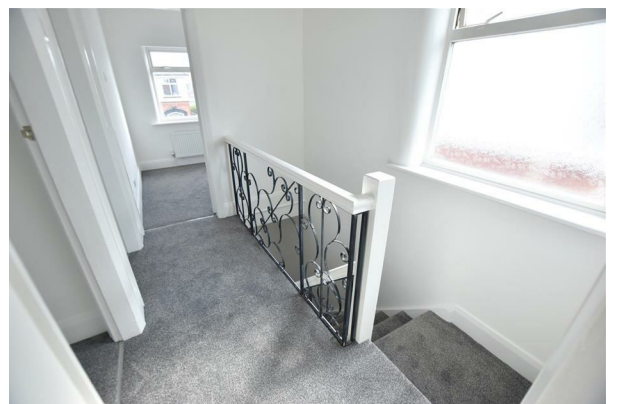
DINING AREA



FIRST FLOOR

FIRST FLOOR LANDING

Having continued newly laid carpeted flooring with decorative balustrade, uPVC double glazed window to the side aspect and original painted connecting doors.



BEDROOM ONE

13'3" x 11'4" (4.06 x 3.46)

The first double bedroom is to the rear of the property with a uPVC double glazed window, newly fitted carpeted flooring, radiator and original built in wardrobe with drawers.

**BEDROOM ONE****BEDROOM TWO**

12'0" x 11'3" (3.67 x 3.43)

The second double bedroom is to the front aspect and has a uPVC double glazed window, newly fitted carpeted flooring, radiator and original built in wardrobe.

**BEDROOM TWO**

BEDROOM THREE

7'10" x 6'2" (2.40 x 1.89)

The third bedroom is again to the front aspect with a uPVC double glazed window, carpeted flooring and radiator.



BATHROOM

7'4" x 6'0" (2.25 x 1.85)

The newly fitted modern bathroom benefits from a white four piece suite comprising of; Bath with hand shower attachment, shower with glazed screens, vanity hand wash unit with handy storage and a low flush wc. Finished with aqua style paneling to the walls, Herringbone style vinyl flooring, heated towel rail, extractor fan and uPVC double glazed window to the rear aspect.



OUTSIDE

THE GARDENS

The property stands with a low maintenance front garden laid with slate, paved pathways and a picket style fence and gate to the front boundary. Large double sized wooden gate leading to the side of the property handy for storage and leading to a further wrought iron gate and the westerly facing rear garden. The rear garden is mainly laid to lawn with mature planting to the borders, paved patio and a time out building spanning the width of the garden which could be used for a number of things, home office, bar or just a further family room fitted with electric and lighting.

REAR VIEW



SIDE VIEW



COUNCIL TAX BAND & EPC RATING

Council Tax Band -
EPC -

TENURE - FREEHOLD

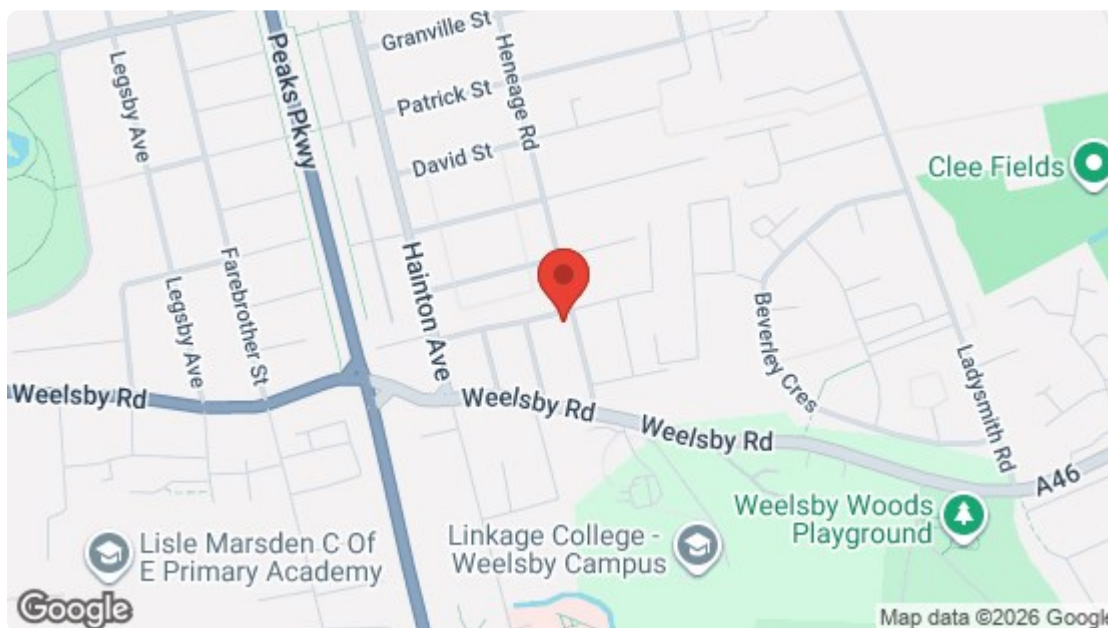
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		53	
(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 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.