Joy Walker

ESTATE AGENTS



13 Newbury Avenue

Great Coates, Grimsby, North East Lincolnshire DN37 9NQ

Joy Walker Estate Agents are delighted to offer for sale this attractive three-bedroom terraced home, ideally situated in the popular village of Great Coates, close to local schools and excellent transport links. Full of character, the property features two reception rooms, and a fantastic open-plan kitchen/dining area overlooking the private garden. The spacious lounge benefits from a large bay window with modern plantation shutters and built in storage, while the dining room is open to the modern kitchen and is filled with natural light and has patio doors opening onto the garden, creating a great space for entertaining. Upstairs are three bedrooms and family bathroom. Externally, the property boasts a private garden with dual aspect patios and rear parking space. Perfect for first-time buyers, families or investors, this is a characterful and well-positioned home that offers both comfort and convenience. Viewing is highly recommended — contact Joy Walker Estate Agents today to arrange yours.

- THREE BEDROOM TERRACED HOME
- SOUGHT-AFTER GREAT COATES LOCATION
- TWO SPACIOUS RECEPTION ROOMS
- TWO FEATURE FIREPLACES
- MODERN OPEN-PLAN KITCHEN/DINING
- TWO DOUBLE BEDROOMS
- VERSATILE THIRD BEDROOM/OFFICE
- PRIVATE REAR GARDEN
- REAR PARKING SPACE
- IDEAL FOR FIRST-TIME BUYERS OR FAMILIES







Offers Over £151,500

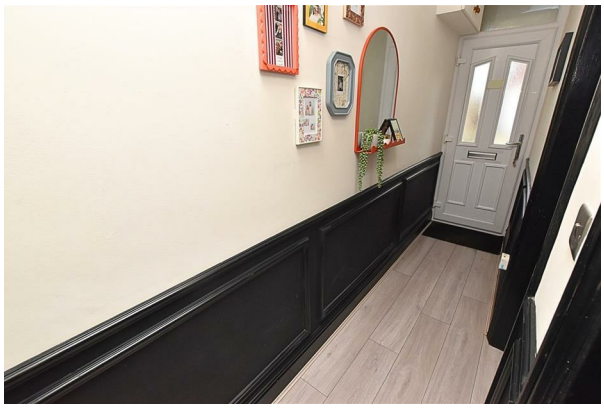
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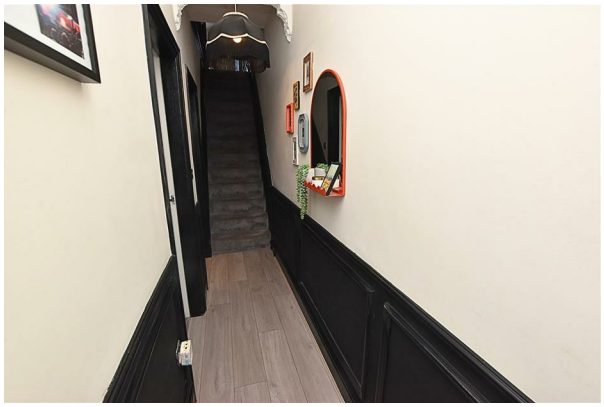
MEASUREMENTS
All measurements are approximate.

ACCOMMODATION
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ENTRANCE
Access to the property is via a covered porch with tiled flooring, leading through a uPVC double-glazed door into the hallway.



HALLWAY
The welcoming hallway retains a wealth of original character, featuring decorative coving and cornicing to the ceiling, high skirting boards and stylish modern wall panelling to dado height. Wood-effect laminate flooring and carpeted stairs lead gracefully to the first floor, creating a warm and inviting entrance to the home.



LOUNGE
11'9" x 10'9" (3.59 x 3.30)
The spacious lounge is positioned to the front of the property and enjoys plenty of natural light through a uPVC double-glazed bay window, complemented by stylish white plantation shutters. Original coving and high skirting boards add a touch of character, while recessed downlights and carpeted flooring create a warm and comfortable feel. The room also benefits from modern built-in alcove storage with shelving, alongside an open chimney breast with a feature stone hearth, adding further charm and character to this inviting reception room.



LOUNGE



LOUNGE



DINING ROOM

13'1" x 10'9" (3.99 x 3.30)

The dining room is beautifully presented in modern tones and features high skirting boards, an open chimney breast with a stylish stone hearth, and wood-effect laminate flooring. A uPVC double-glazed window to the rear aspect allows plenty of natural light into the space. Open to the kitchen, the dining room creates a wonderful open-plan layout, providing a sociable and versatile space that is ideal for entertaining and everyday family life.



DINING ROOM



DINING ROOM



KITCHEN

19'9" x 8'8" (6.02 x 2.65)

The modern kitchen is open plan to the dining room, creating a bright and sociable space ideal for both everyday living and entertaining. The kitchen features an extensive range of stylish grey gloss wall and base units, complemented by contrasting work surfaces and contemporary tiled splashbacks. Integrated into the design is a composite sink and drainer, induction hob with modern black extractor hood, and eye-level electric fan-assisted oven. An American-style fridge freezer is also included, with ample space and plumbing for an automatic washing machine and tumble dryer. The room is finished with wood-effect laminate flooring and recessed downlights, while a large walk-in storage cupboard provides excellent additional storage. A uPVC double-glazed window to the side aspect allows natural light to flood the space, with uPVC double-glazed French doors providing direct access to the rear garden and patio area.



KITCHEN



KITCHEN



KITCHEN



FIRST FLOOR

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FIRST FLOOR LANDING

The split-level landing continues with soft carpeted flooring and features stylish modern wall panelling extending from the staircase. A black-painted open spindle balustrade adds a contemporary touch, complemented by matching black panelled doors leading to the connecting rooms. Loft access is conveniently located to the ceiling.



FIRST FLOOR LANDING



BEDROOM ONE

13'11" x 11'10" (4.26 x 3.61)

The largest of the three bedrooms is a beautifully presented and inviting space, featuring a uPVC double-glazed window to the front aspect, fitted with stylish white plantation shutters. The room benefits from soft carpeted flooring, feature wall panelling to dado height, high skirting boards and a coved ceiling, while a radiator completes the space.



BEDROOM ONE



BEDROOM TWO

12'9" x 8'3" (3.91 x 2.53)

The second double bedroom is currently presented as a stylish dressing room, offering a versatile space that could easily be adapted to suit individual needs. The room features soft carpeted flooring, high skirting boards, a radiator and a uPVC double-glazed window to the rear aspect, providing plenty of natural light.



BEDROOM TWO



BEDROOM THREE

9'0" x 8'10" (2.75 x 2.71)

The third bedroom is positioned to the rear of the property and benefits from a uPVC double-glazed window, allowing plenty of natural light into the room. Currently used as a charming nursery, it features a stylish feature wall, soft carpeted flooring and a radiator, creating a warm and comfortable space.



BATHROOM

The bathroom features a stylish white three-piece suite comprising a bath with shower over and glazed screen, a corner vanity unit with useful integrated storage, and a low-flush WC. The room is finished with contemporary full-height wall and floor tiling, recessed downlights and a heated towel rail. A uPVC double-glazed window to the side aspect provides plenty of natural light and ventilation.



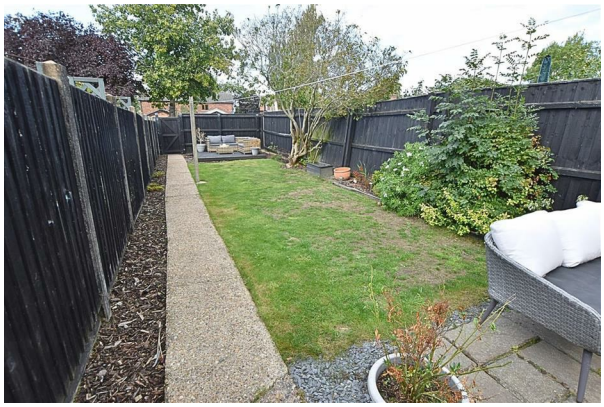
OUTSIDE

THE GARDENS

The property is set back from the road behind a charming picket-style fence and gate, with mature planting creating an attractive and welcoming frontage. A pathway leads through the front garden to the property. To the rear, the generously sized west-facing garden offers a wonderful outdoor space with fenced boundaries and a convenient rear access gate leading directly to the private parking area. The garden benefits from two patio areas, including a paved patio with feature slate insets and a raised decked area positioned to make the most of the evening sunshine. The remainder of the garden is mainly laid to lawn, complemented by mature planting to the borders, creating a private and well-established setting.



THE GARDENS



REAR PATIO

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 - E

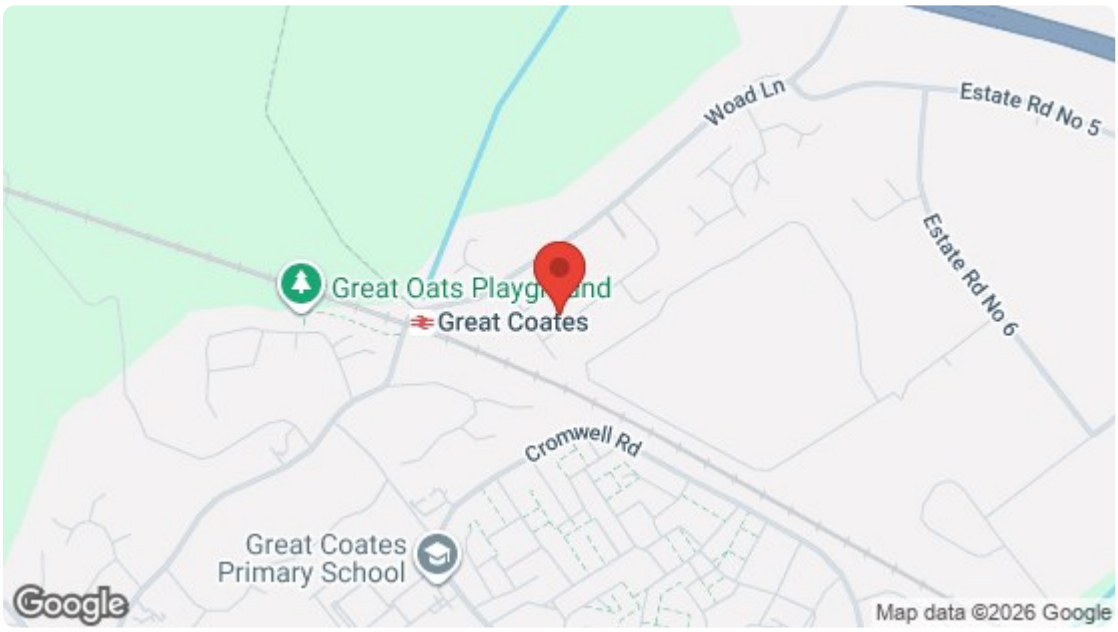
VIEWING ARRANGEMENTS

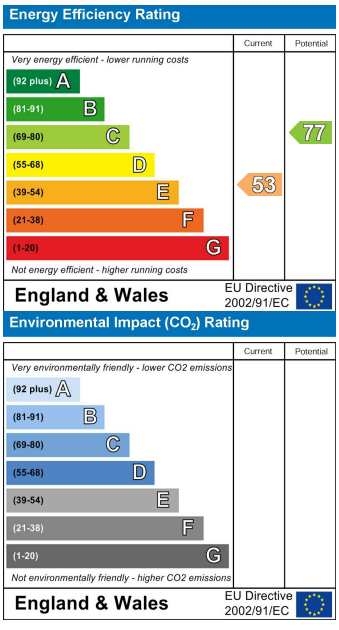
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

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







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.