



206 Broadway Grimsby, North East Lincolnshire DN34 5QU

We are delighted to offer for sale this THREE BEDROOM DETACHED HOUSE is conveniently positioned for local amenities including shops, schools and excellent transport links. The property offers spacious and well planned accommodation comprising entrance hall, lounge and a modern kitchen/diner, with three good sized bedrooms and family bathroom to the first floor. Outside, the property benefits from gardens to the front and rear, together with driveway providing ample off-road parking and a detached garage. Further benefits include gas central heating and double glazing. Viewing is highly recommended.

£169,950

- IDEAL LOCATION
- THREE BED DETACHED
- KITCHEN/DINER
- SPACIOUS LOUNGE
- THREE BEDROOMS
- FAMILY BATHROOM
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- DRIVEWAY & GARAGE
- VIEWING RECOMMENDED



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

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ENTRANCE

Accessed via a uPVC double-glazed door with a side light panel, opening into the welcoming hallway.



HALLWAY

The hallway features carpeted flooring, carpeted stairs with an enclosed balustrade, a handy storage cupboard beneath the stairs and a radiator.



KITCHEN DINER

18'2" x 9'5" (5.55 x 2.88)

The kitchen diner benefits from a range of taupe gloss-fronted wall and base units, complemented by contrasting work surfaces and tiled splashbacks. The kitchen incorporates a stainless steel sink and drainer, gas hob with stainless steel chimney-style extractor hood, and an electric fan-assisted oven. There is ample space for a freestanding fridge freezer and automatic washing machine, along with a useful large pantry cupboard. Further features include wood-effect laminate flooring, a radiator, two uPVC double-glazed windows to the rear, and a uPVC double-glazed door providing access to the side aspect. The dining area offers ample space for a family-sized dining table.



KITCHEN DINER



KITCHEN DINER



KITCHEN DINER



LOUNGE

14'4" x 11'11" (4.39 x 3.65)

The separate lounge features a uPVC double-glazed window to the front aspect, coving to the ceiling, carpeted flooring, and a radiator. A feature fireplace provides an attractive focal point, comprising a wooden surround, marble-effect back and hearth, with an inset gas fire.



LOUNGE



FIRST FLOOR

FIRST FLOOR LANDING

Continuing with carpeted flooring, the landing features an enclosed banister, a handy airing cupboard, and a uPVC double-glazed window to the side aspect.



BEDROOM ONE

12'6" x 10'9" (3.82 x 3.28)

The larger of the two bedrooms features a uPVC double-glazed window to the front aspect, carpeted flooring, and a radiator.



BEDROOM TWO

12'2" x 9'11" (3.71 x 3.04)

The second double bedroom features a uPVC double-glazed window to the rear aspect, carpeted flooring, and a radiator. There is also a range of built-in wardrobes, incorporating a useful dressing table area.



BEDROOM THREE

8'9" x 8'0" (2.69 x 2.45)

The third bedroom is a good size with a uPVC double glazed window to the front aspect, carpeted flooring, radiator and a built in wardrobe.

BATHROOM

7'11" x 5'5" (2.43 x 1.66)

The bathroom benefits from a white three-piece suite comprising a P-shaped bath with shower over and glazed screen, pedestal hand wash basin, and low-flush WC. Finished with fully tiled walls, vinyl flooring, a heated towel rail, and dual-aspect uPVC double-glazed windows.



OUTSIDE

THE GARDENS

The property is set back from the road, with an open-plan front garden predominantly laid to lawn and complemented by mature planting. A driveway provides convenient off-road parking and leads to the detached garage, while a wrought-iron gate provides access to the private rear garden. The south-west-facing rear garden is a generous size and features a paved patio area with a low wall leading onto the lawn. Mature planting borders add to the appeal, with the garden enclosed by fencing and further benefiting from a timber shed.



THE GARDENS



THE GARDENS



REAR VIEW



GARAGE

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 - B

EPC -

VIEWING ARRANGEMENTS

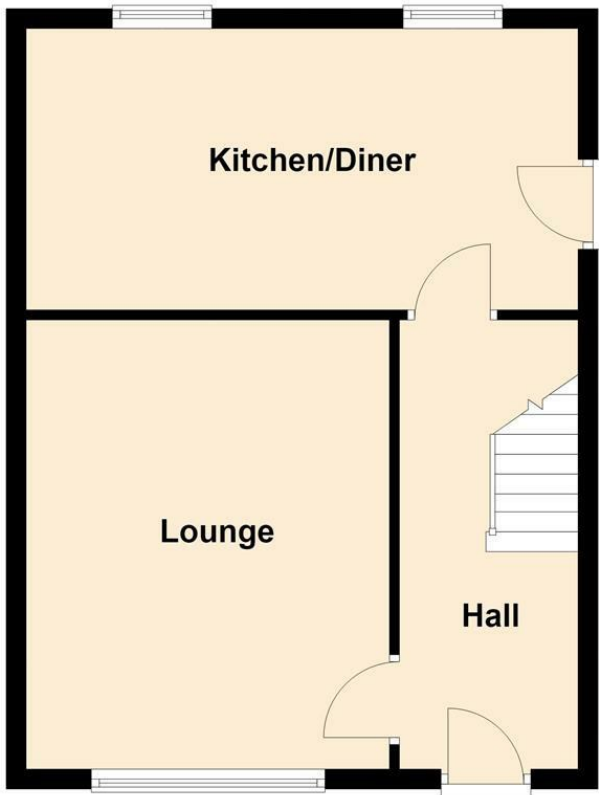
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

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

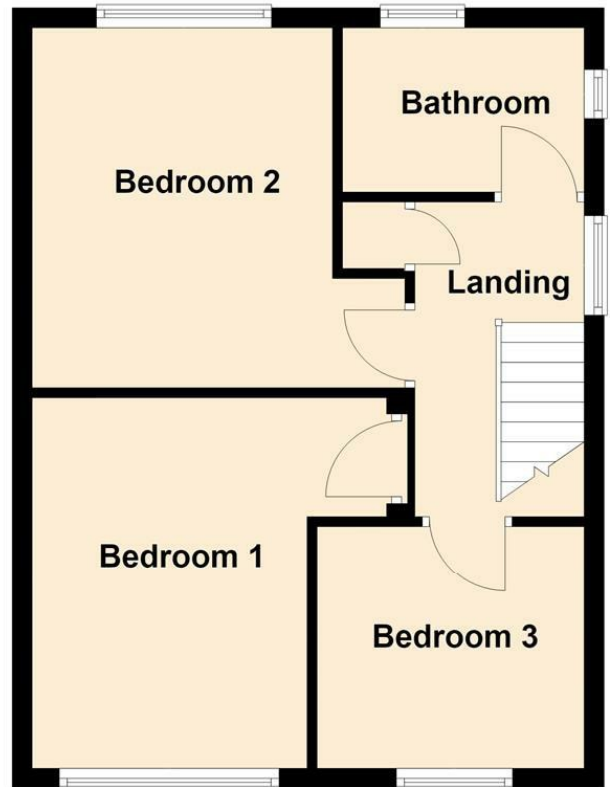
Ground Floor

Approx. 41.4 sq. metres (446.2 sq. feet)

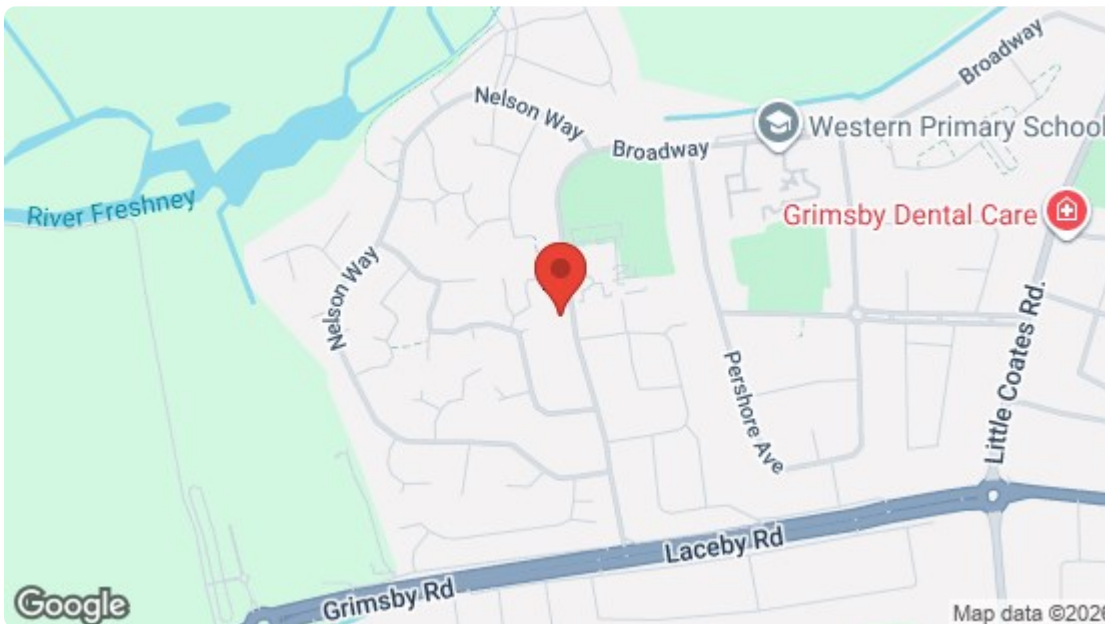


First Floor

Approx. 41.4 sq. metres (445.6 sq. feet)



Total area: approx. 82.8 sq. metres (891.8 sq. feet)



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		
	55	71
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.