

Buy. Sell. Rent. Let.



Birkdale, Waltham



3



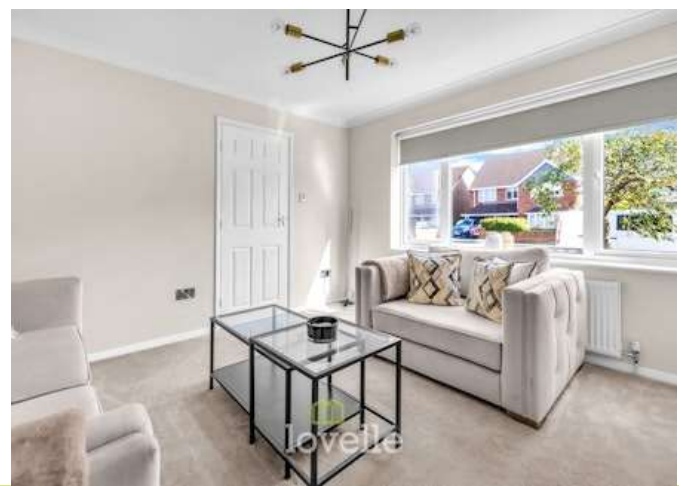
1



2

When it comes to
property it must be


lovelle



£220,000



Immaculately presented three-bedroom semi-detached home in the sought-after village of Waltham, offering two reception rooms, a "wow factor" modern kitchen, stylish bathroom, driveway and garage, low-maintenance landscaped garden with sheltered entertaining area, and convenient access to local amenities, schools and transport links—ideal for families and first-time buyers seeking a turnkey property.

Key Features

- Semi-Detached House
- Superbly Presented
- uPVC DG & GCH
- Three Bedrooms
- Two Reception Rooms
- Stunning Kitchen & Bathroom
- EPC rating C
- Tenure: Freehold





Lovelle offer to market this three-bedroom semi-detached house in the sought-after village of Waltham, on the outskirts of Grimsby. Presented in immaculate condition throughout, it will particularly appeal to families and first-time buyers seeking a move-in ready home in a convenient, well-served location.

A welcoming, light hall gives access to the ground floor accommodation and features stairs to the first floor. Under the stairs is a useful cloakroom with WC and sink, ideal for guests and day-to-day family use.

There are two reception rooms. The main lounge is stylishly presented and includes a media wall with electric fire, and space for a TV, creating an attractive focal point and a comfortable living area. The separate dining room enjoys double doors opening directly onto the rear garden, providing a pleasant setting for family meals and entertaining, as well as a good connection between indoor and outdoor space.

The kitchen is a particular highlight, with a modern "wow factor" design. It offers contemporary units and worktops, an oven with hob and extractor hood, integrated fridge and freezer, and sink. The layout is designed for both everyday practicality and enjoyable cooking.

Upstairs, the property provides three bedrooms. Two are doubles, with the second bedroom benefiting from built-in wardrobes that maximise storage. The third bedroom is a single, suitable as a child's room, guest room or home office. The bathroom is stylishly tiled around the bath which boasts an Aqualisa shower over, along with a sink with vanity units and WC. The property benefits from uPVC double glazing, gas central heating and CCTV.

Externally, the house features a driveway and garage, offering off-street parking and additional storage. The landscaped rear garden includes artificial grass for easy maintenance, decking and a sheltered entertaining area suitable for a hot tub, creating a usable outdoor space in various weather conditions. The overall feel is of a light house that is effectively "turn key" and ready to move into.

Waltham Village offers a range of local amenities including independent shops, cafes, pubs and essential services, all within easy reach. Nearby schools serve different age groups, making the location practical for families. There are local walking routes around the village and surrounding countryside, providing opportunities for leisure and exercise.

Public transport links connect Waltham with Grimsby and the wider area. Grimsby town centre and Grimsby Town railway station can be reached by local bus services or a short drive, with onward rail connections towards cities such as Lincoln and Manchester. This combination of village setting and access to larger centres underpins the appeal of this well-presented semi-detached home.

Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Mobile and broadband

It is advised that prospective purchasers visit checker.ofcom.org.uk in order to review available wifi speeds and mobile connectivity at the property.

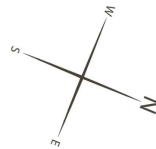
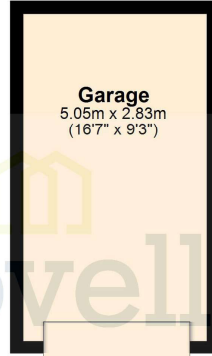
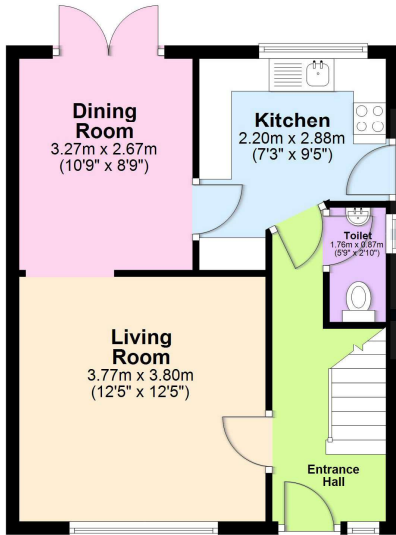






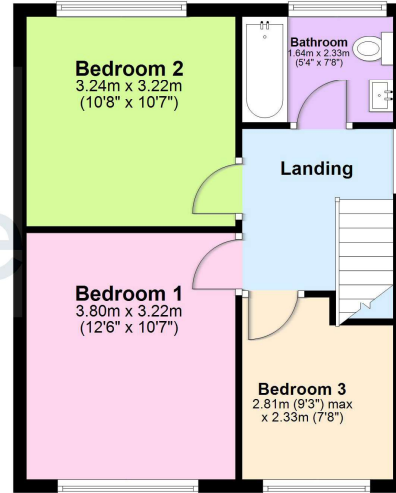
Ground Floor

Approx. 54.6 sq. metres (587.8 sq. feet)



First Floor

Approx. 40.3 sq. metres (434.2 sq. feet)



Total area: approx. 94.9 sq. metres (1022.0 sq. feet)

The provided floor plan is intended for general informational purposes only and may not accurately represent the exact dimensions, layout, or features of the property. The floor plan should not be relied upon for making decisions about purchasing, renting, or modifying the property. Actual measurements and features may vary. It is recommended that interested parties conduct a physical inspection of the property to verify the accuracy of the floor plan and obtain specific information about the property's condition, amenities, and any other relevant details.

Plan produced using PlanUp.



lovelle

When it comes to **property**
it must be

01472 251918

grimsby@lovelle.co.uk

