JoyWalker

ESTATE AGENTS

16 Cross Coates Road

Grimsby, DN34 4QJ

IDEAL FOR FIRST TIME BUYERS is this spacious THREE BEDROOM SEMI DETACHED HOUSE which stands in SOUTH facing gardens. Located within easy access of the town centre, A46 and the M180 motorway complex, the property is being sold with vacant possession and has accommodation including: Entrance hall, cloaks/wc, lounge and an extended dining/sitting room, modern fitted kitchen to the ground floor plus three bedrooms and a bathroom to the first floor. Gas central heating system. Double glazing. Detached garage presently being used as a workshop. Front garden with off road parking plus a pretty enclosed rear garden.

£139,950

- IDEAL FOR FIRST TIME BUYERS
- TWO RECEPTION ROOMS
- MODERN KITCHEN
- THREE BEDROOMS
- BATHROOM/WC
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- DETACHED WORKSHOP/SHED
- FRONT & SOUTH FACING REAR GARDEN
- NO CHAIN

58 St Peters Avenue, Cleethorpes, Lincolnshire, DN35 8HP Telephone: 01472 200818 Fax: 01472 200618

www.joywalker.co.uk

ACCOMMODATION

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MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

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ENTRANCE HALL

Approached via a uPVC entrance door which has double glazed side lights. Radiator and coving to ceiling. The white spelled staircase leads up to the first floor which has a useful storage cupboard below.

CLOAKS/WC

Fitted with a low flush wc and a small sink. The cloakroom has plumbing for an automatic washing machine, an extractor fan and a double glazed window.

LOUNGE (FRONT)

12'5" x 10'11" (3.8 x 3.34)

Having a double glazed window to the front elevation, radiator together with coving to ceiling and a fitted picture rail. The focal point of this room is the modern fire surround inset with a gas fire. Double multi glazed door leads into the:-

DINING/SITTING ROOM

13'0" x 11'0" (3.97 x 3.37)

This second excellent sized reception room has double glazed patio doors which opens onto the rear garden, radiator, coving and a fitted picture rail

DINING/SITTING ROOM

KITCHEN

KITCHEN

13'10" x 6'2" (4.22 x 1.90)

Fitted with a range of cream base and wall cupboards having contrasting mottle work surfaces which is inset with a stainless steel sink unit and has space beneath for washing, fridge, freezer etc. In addition there is a matching breakfast bar area. Complementary tiled work surfaces. Radiator. Two double glazed windows and rear door.

FIRST FLOOR

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LANDING

Double glazed widow.

BEDROOM 1 (REAR)

13'1" x 11'1" (3.99 x 3.39)

Double glazed window and radiator. This bedroom is fitted with a range of floor to ceiling wardrobes.

BEDROOM 1

BEDROOM 2 (FRONT)

10'2" x 8'11" (3.1 x 2.74)

Again fitted with a bank of floor to ceiling wardrobes, radiator and a double glazed window to the front elevation.

BEDROOM 2

BEDROOM 3 (REAR)

8'11" x 6'4" (2.73 x 1.94)

Double glazed window to the rear elevation and radiator. The double wardrobe houses the modern Vokera gas fired boiler.

BATHROOM/WC (FRONT)

Fitted with a coloured suite including a panelled bath having an electric shower above, a pedestal wash hand basin and a low flush wc. The walls are extensively tiled in a contrasting ceramic tile. Radiator. Double glazed window.

OUTSIDE

GARAGE

Double doors to the front.

THE GARDENS

The property stands in well kept front and rear gardens, the fore garden is set behind a wooden picket fence with double wrought iron gates leading onto the driveway which provides off road parking. This garden is lawned with well stocked borders. A timber gate leads to the enclosed rear garden which has a paved patio which is situated close to the property ideal for Alfresco dining with the remainder being lawned and again having well stock borders including established fruit tree and enough space for a vegetable patch. Situated behind the detached garage is a timber Avery, the garage has been used as a workshop previously.

THE GARDENS

THE GARDENS

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 - D

VIEWING ARRANGEMENTS

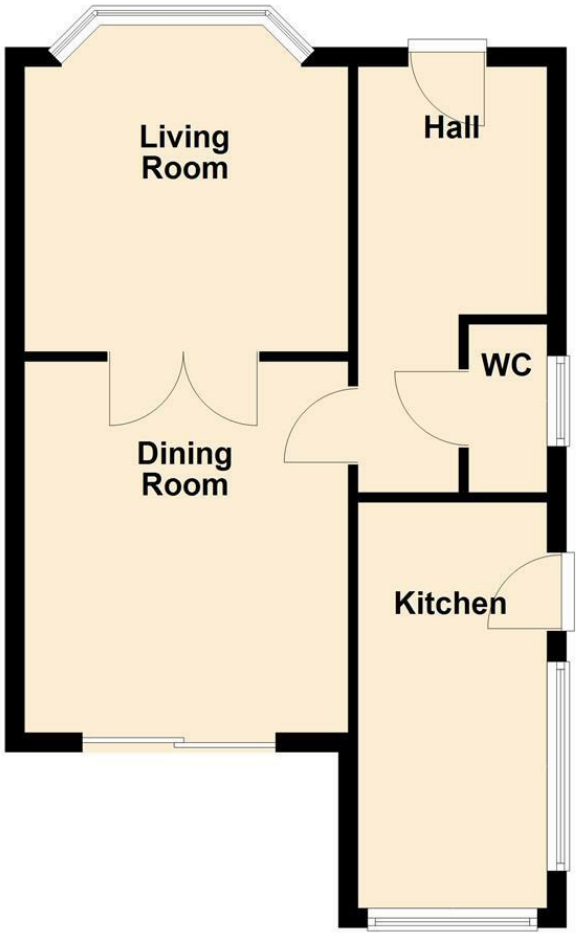
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

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

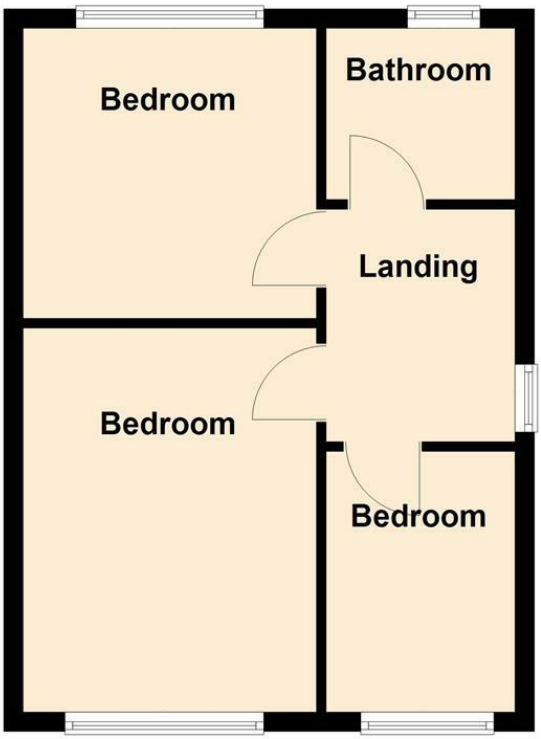
Ground Floor

Approx. 41.2 sq. metres (443.9 sq. feet)

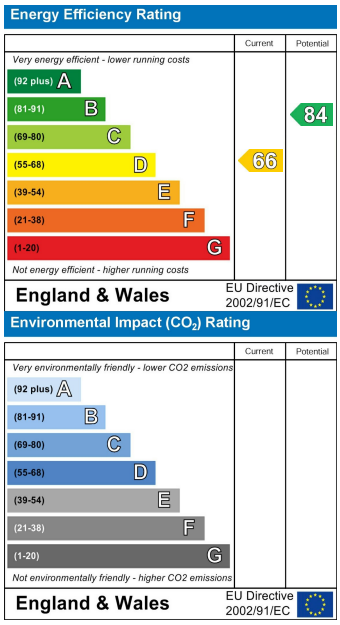


First Floor

Approx. 36.1 sq. metres (388.4 sq. feet)



Total area: approx. 77.3 sq. metres (832.3 sq. feet)



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.