Joy Walker

ESTATE AGENTS



2 Alfred Terrace

Grimsby, North East Lincolnshire DN32 0QN

We are delighted to offer for sale the stylish THREE STOREY MID TERRACE Property built in 1992, situated on the fringe of Grimsby Town Centre within walking distance of all amenities, private schools, colleges and a short drive to Princess of Wales hospital. The property benefits from gas central heating and uPVC double glazing. The accommodation offers versatile living space spread over three floors comprising of; Entrance hallway, modern kitchen diner, dining room and to the first floor lounge, cloakroom/wc, and the master suite with en suite shower room and walk-in wardrobes and to the second floor two double bedrooms, one with walk in wardrobes and another with a dressing room and family bathroom. The property has a shared red brick paved court yard with parking and to the front a gated access with pathway leading to the further properties. Viewing is highly recommended.

- UNIQUE THREE STOREY TOWN HOUSE
- KITCHEN DINER
- FORMAL DINING ROOM/SNUG
- FIRST FLOOR LOUNGE
- MASTER SUITE WITH WALK IN WARDROBES & EN ENSUITE SHOWER ROOM
- TWO FURTHER DOUBLE BEDROOMS
- EXTRA WALK IN WARDROBE
- FAMILY BATHROOM
- CLOAKROOM/WC
- SHARED COURT YARD & PARKING







£220,000

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www.joywalker.co.uk

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.

PHOTOGRAPHS
All the photographs on this brochure are for illustrations purposes only.

ACCOMMODATION
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GROUND FLOOR
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ENTRANCE
Accessed via a Georgian style wooden door with side light panels into the hallway.



HALLWAY
The welcoming hallway sets the tone of elegance for the rest of the property with coving to the ceiling, dado rail, carpeted flooring, radiator and feature returned white wooden stair case with carpet runner and open white spindle balustrade leading to the first floor. Internal door leading to the garage.

KITCHEN
11'11" x 10'7" (3.65 x 3.25)
The modern kitchen benefits from a large rang of Anthracite coloured wall and base units with contrasting worksurfaces and modern tiled splashbacks, incorporating a composite sink and drainer, induction hob with stainless steel chimney style extractor hood above and electric fan assisted oven beneath and integrated fridge. Matching breakfast bar area with extra storage beneath. Finished with coving and down lights to the ceiling, wood effect vinyl flooring, radiator, uPVC double glazed window and glazed wooden entrance door both with modern white slated blinds to the rear of the property.



KITCHEN



KITCHEN



KITCHEN



DINING ROOM

13'4" x 11'3" (4.08 x 3.43)

The formal dining has a has a uPVC double glazed window to the front aspect, coving to the ceiling, wood effect laminate flooring, radiator with ornate cover and feature open chimney breast with gas point.



DINING ROOM



FIRST FLOOR

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LANDING

The first floor landing has continued open white wooden balustrade, carpeted flooring, coving to the ceiling, dado rail and further returned stairs case to the second floor.



LOUNGE

20'9" x 12'4" (6.34 x 3.77)

The lounge has two large Georgian style uPVC double glazed windows to the front aspect with white shutters fitted, coving to the ceiling, dado rail, carpeted flooring, radiator with ornate cover and feature fireplace with hand painted wooden surround, marble hearth and back inset coal effect gas fire.



LOUNGE



LOUNGE



LOUNGE



LOUNGE



CLOAKROOM

6'10" x 2'8" (2.10 x 0.82)

Benefitting from a white two piece suite comprising of; Low flush wc and floating hand wash basin. Finished with stone effect tiling to dado height. tiled flooring, coving to the ceiling with a down light and extractor fan.



CLOAKROOM



MASTER BEDROOM

13'5" x 10'5" (4.09 x 3.20)

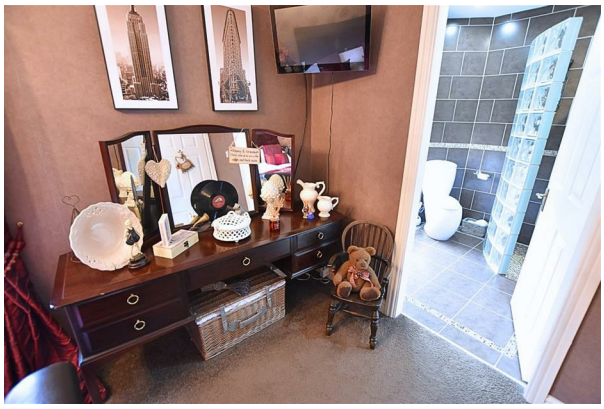
The master bedroom has a uPVC double glazed window to the rear aspect with blind fitted, coving to the ceiling, carpeted flooring, radiator and walk-in wardrobe with fitted racking and hanging rails.



MASTER BEDROOM



MASTER BEDROOM



EN SUITE SHOWER ROOM

6'9" x 6'0" (2.08 x 1.84)

The modern en suite shower room benefits from a walk-in rainfall shower with glazed brick screen, egg shaped hand wash basin and matching low flush wc. Finished with fully tiled walls and floor, heated towel rail, down lights and uPVC double glazed window to the front aspect.



EN SUITE SHOWER ROOM



SECOND FLOOR

LANDING

Reached via the second returned stair case with carpeted runner and open white spindle balustrade, carpeted flooring, coved ceiling and dado rail.



BEDROOM TWO

13'4" x 11'2" (4.08 x 3.42)

The second double bedroom is to the rear of the property with a uPVC double glazed window having a fitted blind, parquet flooring and radiator fitted. Door leading to the walk-in dressing room.



BEDROOM THREE

11'3" x 7'9" (3.43 x 2.37)

The third double bedroom is to the front of the property with a uPVC double glazed window with blind fitted, this room is presently being used as a dressing room. Finished with carpeted flooring, radiator and walk-in wardrobe.



BEDROOM THREE



FAMILY BATHROOM

9'2" x 8'1" (2.81 x 2.48)

The modern bathroom benefits from a white three piece suite comprising of; Freestanding bath with wooden plinth, central tap and hand shower attachment, low flush wc and freestanding wooden vanity frame with counter top hand wash basin. Finished with down lights, full tiled walls and floor, heated towel rail and uPVC double glazed window to the front aspect with blind fitted. Handy airing cupboard housing the wall mounted boiler.



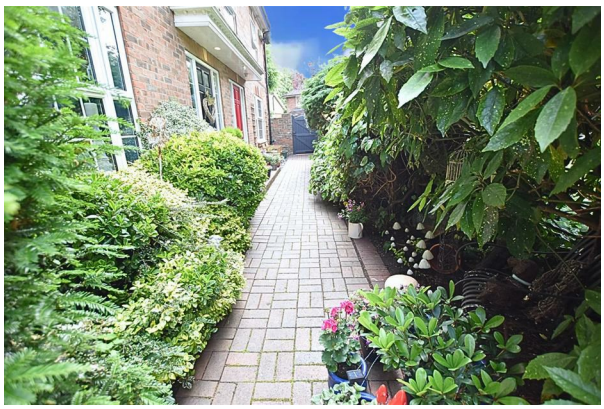
BATHROOM



INTEGRAL GARAGE

Having double wooden doors to the front aspect and fitted with electric and lighting. Housing the utility area with plumbing for an automatic washing machine.

OUTSIDE



GARDENS

The rear of the property opens to a shared brick courtyard which provides off road parking. The front of the property over looks a green with gated access leading to the front entrance. Will a brick paved pathway providing access to the neighbouring properties, having mature planting of trees, hedging and well stocked borders.

FRONT VIEW



REAR DOOR



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.

MANAGEMENT FEE

Management fee for communal area maintenance is £250 pa

COUNCIL TAX BAND & EPC RATING

Council Tax Band - D
EPC -D

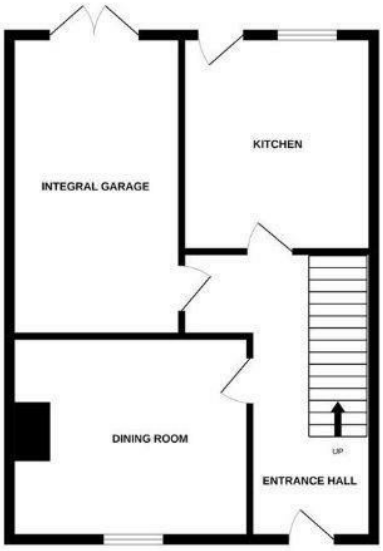
VIEWING ARRANGEMENTS

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

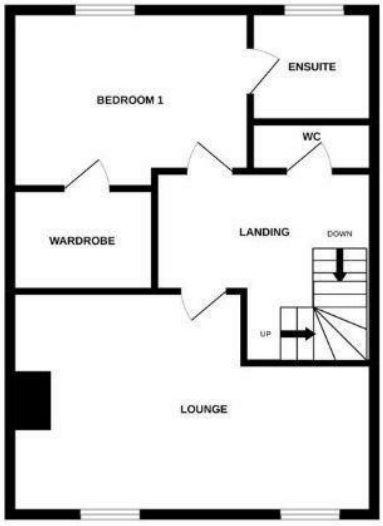
OPENING TIMES

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

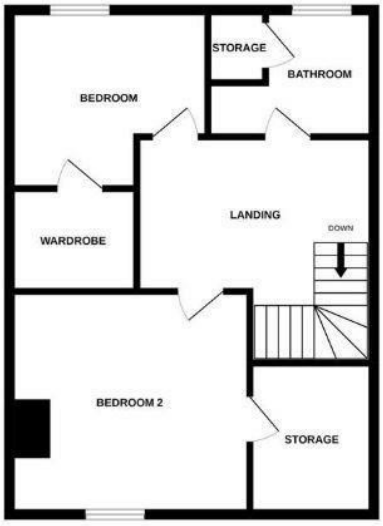
GROUND FLOOR



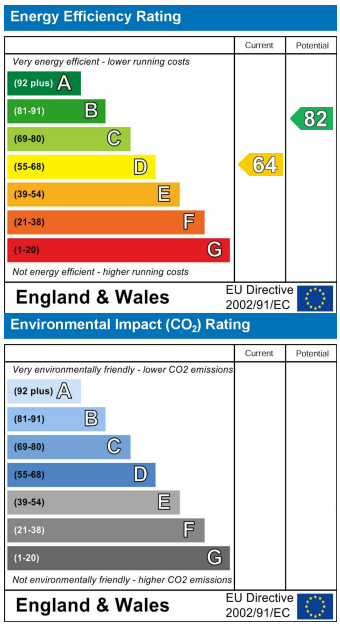
1ST FLOOR



2ND FLOOR







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.