



1 Emmanuel Court, Grimsby
DN34 5XW
£115,000

An absolutely ideal first time buyer purchase, set on a larger than average plot is this great end of terrace home located on Emmanuel Court. Located in a quiet neighbourhood whilst still within easy reach of local amenities, this home has been renovated throughout and is ready for any buyer to make their own! Briefly, the property comprises the entrance hall, kitchen, living room and W/C to the ground floor, with the landing, two double bedrooms and three piece family bathroom found upstairs. Externally, there is a low maintenance gravelled garden to the front of the property with space for off road parking in front of the garage, and to the rear is a well presented, extremely private garden with lawn and patio area.

Viewings are available straight away and come recommended to appreciate this lovely home!



Hall 11'7" x 7'1" (3.54 x 2.18)

Entrance to the property is via the front door and into the hall. Carpeted with electric heater and internal doors lead to the kitchen, living room and W/C. Carpeted stairs lead to the first floor accommodation.

W/C 3'2" x 6'6" (0.97 x 1.99)

A two piece suite consisting of toilet and sink. uPVC window faces to the front of the property.

Kitchen 11'7" x 5'3" (3.54 x 1.61)

Living Room 15'8" x 12'8" (4.78 x 3.88)

Carpeted with coving to the ceiling, electric heater and uPVC window and door leads to the rear garden.

Landing 7'8" x 6'10" (2.35 x 2.09)

Carpeted with internal doors leading to the two bedrooms and bathroom.

Bedroom One 9'6" x 12'8" (2.92 x 3.88)

Carpeted with electric heater and uPVC window faces to the rear of the property.

Bedroom Two 12'8" x 9'8" (3.88 x 2.95)

Carpeted with electric heater and uPVC window faces to the front of the property.

Bathroom 7'8" x 5'6" (2.35 x 1.7)

Vinyl effect flooring with part tiled walls, electric heater and uPVC window faces to the side of the property. A three piece suite consisting of bathtub with overhead shower, toilet and sink.

External

To the front of the property is a low maintenance gravelled garden with a block paved driveway for off road parking in front of the garage. The rear garden is party lawned with patio area, and provides a great level of privacy.

Disclaimer

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