



9 St. Hildas Avenue Grimsby, North East Lincolnshire DN34 4PF

We are delighted to offer for sale this THREE BEDROOMED SEMI DETACHED HOME situated just off Littlefield Lane, close to all local amenities, good bus routes, ideal for Grimsby town centre and motorway links to the Humber Bank. The property benefits from gas central heating and uPVC double glazing with the accommodation briefly comprising of; Entrance hallway, kitchen, utility room, cloakroom, through lounge diner with French doors leading to the garden and to the first floor three good sized bedroom and modern family bathroom. The property enjoys low maintenance gardens with off road parking to the front and to the rear a great sized garden with detached garage. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

Offers Over £165,000

- IDEAL FIRST TIME BUY
- SEMI DETACHED HOUSE
- MODERN KITCHEN
- UTILITY ROOM
- THROUGH LOUNGE DINER
- THREE GOOD SIZED BEDROOMS
- MODERN BATHROOM
- GREAT SIZED REAR GARDEN
- GARAGE & OFF ROAD PARKING
- NO FORWARD CHAIN



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

ENTRANCE

Accessed to the front of the property via a uPVC double glazed door leading into the hallway.



HALLWAY

The hallway has a uPVC double glazed light window to the front aspect, modern white panelling doors, tiled flooring, radiator, coving to the ceiling and a returned staircase with open white wooden spindle balustrade, carpeted tread and a handy understairs storage cupboard



KITCHEN

11'10" x 8'0" (3.61 x 2.46)

The kitchen benefits from a large range of white gloss touch close wall and base units with contrasting work surfaces and tiled splashbacks incorporating a composite sink and drainer, gas hob with stainless steel chimney style extractor hood and electric fan assisted oven and ample space for a freestanding fridge freezer. Finished with tiled flooring, radiator, coved ceiling and a uPVC double glazed window to the side aspect.



KITCHEN



KITCHEN



UTILITY ROOM

This handy area has dual aspect uPVC double glazed window and French doors leading to the garden with plumbing and a handy worksurface to top and tail a automatic washing machine and tumble dryer.



THROUGH LOUNGE DINER

27'0" x 11'10" (8.23 x 3.63)

The through lounge diner provides enough space for a three piece suite and family dining table, having a uPVC double glazed square bay window to the front aspect and uPVC double glazed French doors with toplight panels leading to the rear garden. Finished with coved ceiling, wood effect laminate flooring, two radiators and a feature painted stone firesurround with marble effect hearth.



THROUGH LOUNGE DINER



THROUGH LOUNGE DINER



THROUGH LOUNGE DINER



THROUGH LOUNGE DINER



THROUGH LOUNGE DINER



THROUGH LOUNGE DINER



CLOAKROOM/WC

3'11" x 2'11" (1.21 x 0.91)

The handy cloakroom benefits from a white two piece suite comprising of; Low flush wc and vanity hand wash basin with handy storage, tiled flooring, covered ceiling and wall mounted boiler.



FIRST FLOOR

FIRST FLOOR LANDING

Having continued carpeted flooring and white open spindle baustrade, coving, down lights and loft access to the ceiling and a uPVC double glazed window to the front aspect. The loft has a pull down ladder.



FIRST FLOOR LANDING



BEDROOM ONE

11'10" x 11'1" (3.63 x 3.38)

The largest of the three bedrooms is to the rear aspect with a uPVC double glazed window, coved ceiling, high shine wood effect laminate flooring and radiator.



BEDROOM TWO

11'10" x 9'10" (3.63 x 3.02)

The second double bedroom is to the front aspect with a uPVC double glazed window, coved ceiling, carpeted and radiator.



BEDROOM THREE

8'11" x 8'0" (2.72 x 2.45)

The third bedroom is a good size with a uPVC double glazed window to the rear aspect, wood effect laminate flooring and radiator.



BATHROOM

8'0" x 5'10" (2.45 x 1.80)

The modern bathroom benefits from a white four piece suite comprising of; Bath with hand shower attachment, corner shower with dual head one being rainfall, curved glazed screens and tiled splashbacks, pedestal hand wash basin and low flush wc. Finished with part tiled walls, tiled flooring, coved ceiling, down lights, heated towel rail and a uPVC double glazed window to the side aspect.



OUTSIDE

THE GARDENS

The property stands within low maintenance garden with the front having a low walled boundary and open driveway providing off road parking with double wooden gates leading to the further driveway and rear garden. The front garden is laid with paving and has a feature planting area with mature bushes. The rear garden is again low maintenance with its paved patio area and rear slate garden with brick fire pit, having fenced boundaries and outside tap.



THE GARDENS



THE GARDENS



THE GARDENS



THE GARDENS



GARAGE

The detached garage has an up and over door and is fitted with electric and lighting.

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

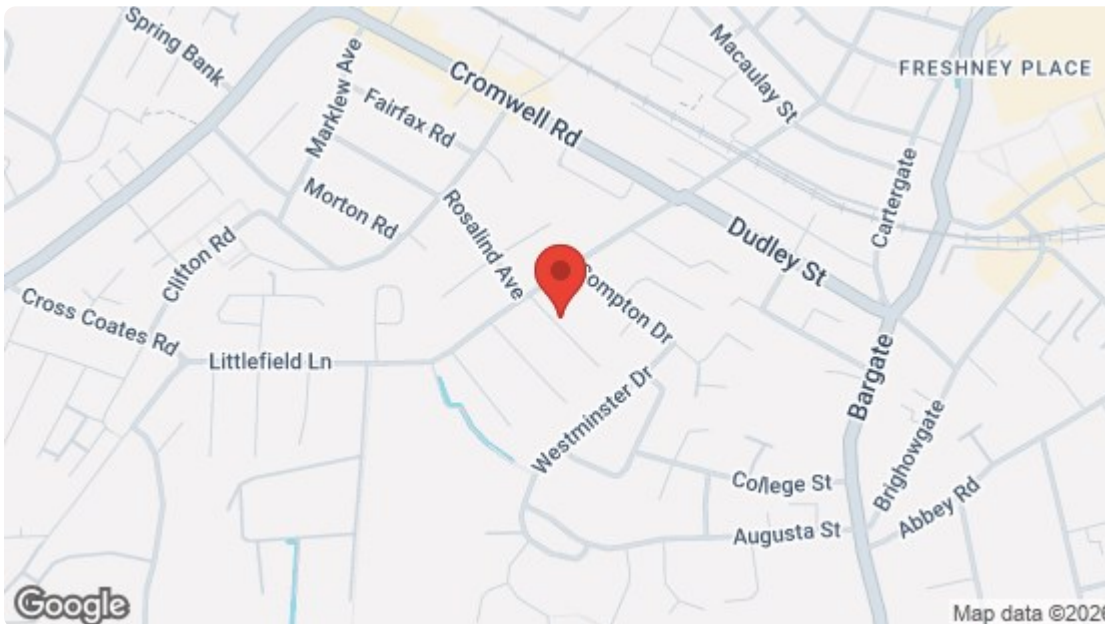
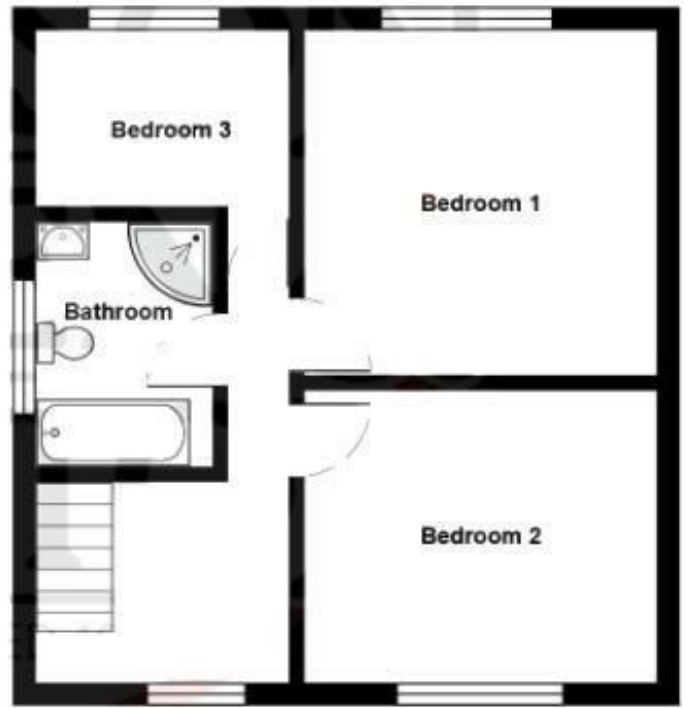
EPC - D

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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 firm's 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.