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Goldgarth

Grimsby
DN32 8QS

Offers in the Region Of £195,000

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Property Introduction

Occupying a desirable cul-de-sac position close to Weelsby Road, this impressive three-bedroom detached family home offers spacious, well-presented accommodation in a highly regarded residential location. Designed with modern family living in mind, the property boasts two reception rooms, a traditional kitchen, and a ground floor cloakroom, complemented by three comfortable bedrooms and a practical internal layout throughout. The outdoor space is equally appealing, with an enclosed garden and patio providing an ideal setting for entertaining and al fresco dining. A driveway and garage offer ample parking and secure storage. Conveniently located for local amenities, highly regarded schools, and transport links, this attractive home presents an excellent opportunity for families and professionals alike. Early viewing is strongly recommended to avoid disappointment.

Entrance Porch

Accessed via a uPVC double-glazed entrance door with matching side light, the porch features a laminate floor and provides a welcoming introduction to the home.

WC

5' 3" x 2' 7" (1.60m x 0.80m)

Fitted with a low-flush WC and wash hand basin. Benefiting from a radiator, uPVC double-glazed window and decorative dado rail.

Inner Hallway

With useful built-in storage cupboard and radiator.

Living room

14' 0" x 11' 3" (4.26m x 3.44m)

A comfortable reception room centred around an attractive fireplace with timber surround, tiled hearth and gas fire. Features include a uPVC double-glazed window, radiator and ceiling coving.

Kitchen

12' 7" x 8' 0" (3.83m x 2.45m)

Fitted with a range of traditional oak-style wall and base units incorporating a one-and-a-half bowl sink and drainer with mixer tap. Additional features include an extractor canopy, radiator, ceiling coving, uPVC double-glazed window and external door. Open plan through an archway to the dining room.

Dining room

10' 7" x 9' 4" (3.23m x 2.85m)

A pleasant dining space with uPVC double-glazed patio doors opening onto the rear garden. Further benefits include a radiator, gas wall heater and ceiling coving.

First Floor Landing

With ceiling coving and uPVC double-glazed window.

Bedroom 1

13' 5" x 11' 0" (4.09m x 3.35m)

A spacious double bedroom with radiator, uPVC double-glazed window and ceiling coving.

Bedroom 2

11' 2" x 7' 7" (3.40m x 2.30m)

A well-proportioned second bedroom with radiator, uPVC double-glazed window and ceiling coving.

Bathroom

4' 11" x 8' 10" (1.50m x 2.68m)

Fitted with a three-piece suite comprising a panelled bath with shower over, pedestal wash hand basin and low-flush WC. Complemented by extensive wall tiling, obscure uPVC double-glazed window providing natural light, and useful display shelving. A well-maintained family bathroom serving all three bedrooms.

Bedroom 3

9' 11" x 6' 8" (3.03m x 2.03m)

Featuring fitted pine-effect wardrobes and over-bed storage units, together with a radiator, uPVC double-glazed window and ceiling coving.

Outside

The property occupies a pleasant cul-de-sac position and is approached via a private driveway providing off-road parking and access to the attached garage. The front garden is laid to open-plan design, while the rear garden enjoys a good degree of privacy and incorporates patio seating areas, ideal for outdoor entertaining, together with established conifer screening.

Garage

18' 3" x 8' 6" (5.55m x 2.60m)

Housing the Potterton gas-fired central heating boiler and providing useful storage and parking space.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band C: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Mortgage Services

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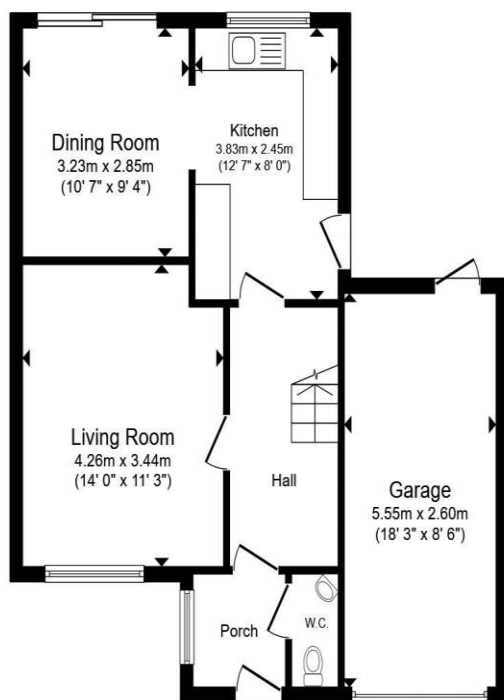
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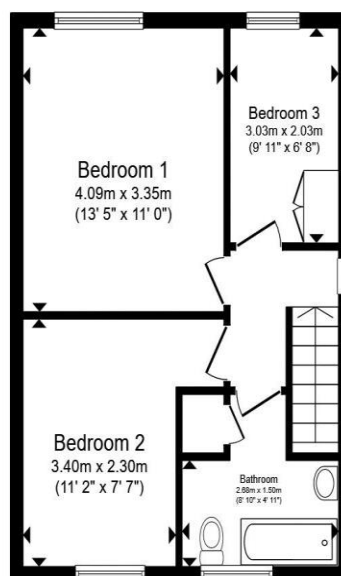
Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.





Ground Floor



First Floor

Total floor area 101.2 m² (1,089 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		