JoWalker

ESTATE AGENTS

12 Greenway

Waltham, Grimsby, North East Lincolnshire DN37 0HS

We are delighted to offer for sale this THREE BEDROOM SEMI DETACHED FAMILY HOME situated with in the heart of Waltham village, close to all local amenities, highly regarded schools and within easy access of both Grimsby and Cleethorpes town centres. The property benefits from gas central heating and uPVC double glazing with the accommodation briefly comprising of; Entrance hall, kitchen with arch to dining room, lounge, cloakroom and to the first floor three good sized bedroom all with fitted wardrobes and modern family bathroom. The proepty enjoys a cul de sac position with an open driveway providing ample off road parking, fenced boundaries and lawned front garden. The southerly facing rear garden is of low maintence and is mainly paved with double wooden gates leading to the front and a detached garage. Viewing is highly recommened.

- WALTHAM VILLAGE LOCATION
- SEMI DETACHED FAMILY HOME
- KITCHEN WITH ARCH TO DINING ROOM
- LOUNGE
- CLOAKROOM
- THREE GOOD SIZED BEDROOMS
- FAMILY BATHROOM
- GAS CENTRAL HEATING & Upvc DOUBLE GLAZING
- SOUTHERLY FACING REAR GARDEN
- DETACHED GARAGE

£185,000

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

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.

ACCOMMODATION

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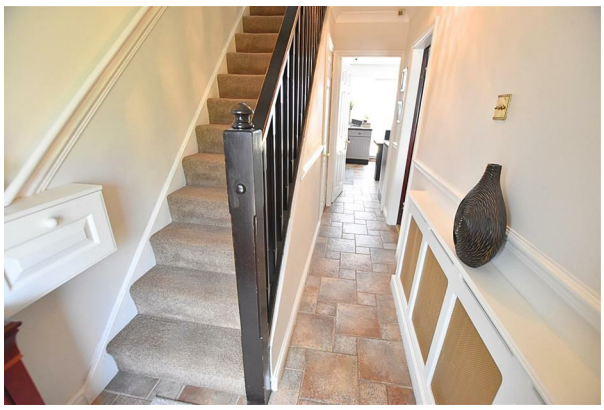
ENTRANCE

Accesseed to the front of the property via a uPVC door with side light panel leading into the hallway.

HALLWAY

The hallway has stone effect tiled flooring, coved ceiling, radiator and carpeted stairs with wooden open spindle balustrade leading to the first floor.



KITCHEN

12'2" x 8'9" (3.73 x 2.69)

The kitchen benefits from a rang of hand painted wall and base units with contrasting worksurfaces and exposed brick splashbacks incorporating a stainless steel sink and drainer, range master with black glass splashback and extractor hood above and ample space for a fridge and automatic washing machine. Finished with a hand breakfast table, stone effect tiled flooring, radiator, wall mounted boiler in matching larder unit, dual aspect uPVC double glazed windows and a uPVC double glazed door leading to the rear garden. Archway leading to the dining room.

KITCHEN

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DINING ROOM

9'10" x 8'0" (3.00 x 2.44)

Accessed via an archway from the kitchen with tiled flooring, radiator and a uPVC double glazed window overlooking the rear garden.

DINING ROOM

LOUNGE

16'0" x 11'1" (4.88 x 3.38)

The formal lounge is to the front aspect of the proeprty with a uPVC double glazed window and has coving to the ceiling, tradiationl wood panelling to dado height, solid oak flooring, radiator and a feature wood fire surround with marble style back and hearth.

LOUNGE

LOUNGE

CLOAKROOM

The cloakroom benefits from a white low flush wc with tiling to the walls and floor and a handy built in storage cupboard.

FIRST FLOOR

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FIRST FLOOR LANDING

The landing has continued wooden open spindle balustrade, solid oak flooring, uPVC double glazed window to the side aspect, handy airing cupboard and loft access to the ceiling.

FIRST FLOOR LANDING

BEDROOM ONE

12'11" xz 8'9" (3.96 xz 2.67)

The master bedroom is to the front aspect with a uPVC double glazed window, coving to the ceiling, oak flooring, radiator and a range of built in wardrobes with matching overhead cupboards and drawers.

BEDROOM ONE

BEDROOM ONE

BEDROOM TWO

12'11" x 7'10" (3.96 x 2.39)

The second double bedroom is to the rear of the property with a uPVC double glazed window, coved ceiling, solid oak flooring, radiator and a range of built in wardrobes with matching overhead cupboards.

BEDROOM TWO

BEDROOM THREE

8'2" x 7'4" (2.51 x 2.26)

The third bedroom is a good size with a uPVC double glazed window to the front aspect, solid oak flooring, radiator and a range of built in wardrobes.

BATHROOM

10'11" x6'9" (3.35 x2.08)

The bathroom benefits from a white three piece suite comprising of; P-Shaped bath with shower over and glazed screen, pedestal hand wash basin and low flush wc. Finished with tiling to the wall and floor, heated towel rail, down lighting, extractor fan, built in sotrage shelving and a uPVC double glazed window to the rear aspect.

BATHROOM

OUTSIDE

THE GARDENS

The property has fenced boundaries to the front and side aspect with an open driveway providing ample off road parking and leading to double wooden gates that in turn lead to the further driveway and rear garden. The front garden is laid to lawn with feature slate planting areas. The southerly facing rear garden is of low maintenance and again has fenced boundaries and is section to provide ample seating areas.

THE GARDENS

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THE GARDENS

REAR VIEW

SIDE DRIVEWAY

GARAGE

Detached garage with double wooden doors to the front aspect and is separate to provide a handy utility area and workshop to the rear. Utility 2.84 x 2.26 Workshop 4.47 x 2.87

COUNCIL TAX BAND & EPC RATING

Council Tax Band - C
EPC - D

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.

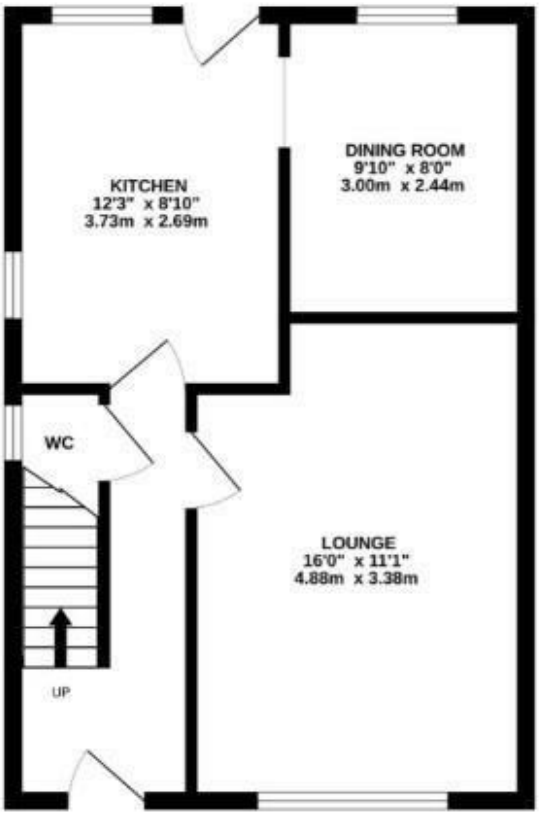
VIEWING ARRANGEMENTS

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

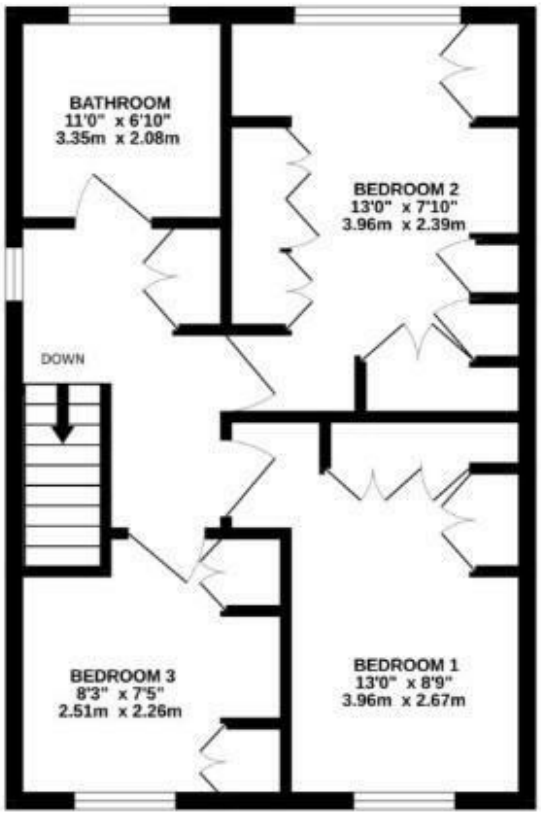
OPENING TIMES

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

GROUND FLOOR
432 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 865 sq.ft. (80.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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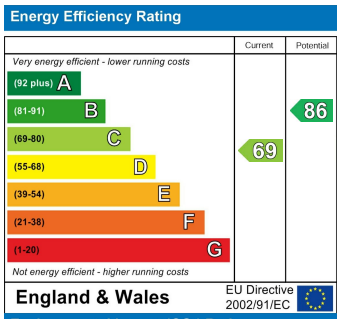

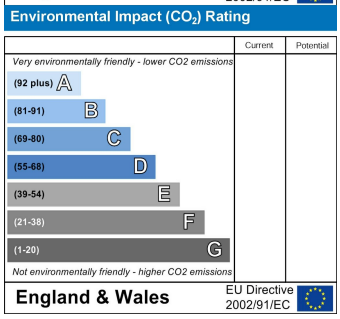

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out 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.