JoyWalker

ESTATE AGENTS

6 Bratton Court

Grimsby, North East Lincolnshire DN32 0AR

SITUATED ON A SMALL DEVELOPMENT OF SIMILAR HOUSES DIRECTLY OFF FAREBROTHER STREET CLOSE TO WEELSBY ROAD IS THIS MODERN SPACIOUS MID LINK HOUSE. ENTRANCE HALL, LOUNGE, WELL FITTED DINING KITCHEN, THREE BEDROOMS, BATHROOM/WC. GAS CENTRAL HEATING SYSTEM. DOUBLE GLAZING. OFF STREET PARKING PLUS ALLOCATED PARKING. FRONT AND REAR GARDENS.

- MID LINK HOUSE WITH ALLOCATED PARKING
- ENTRANCE HALL, LIVING ROOM & DINING KITCHEN
- GROUND FLOOR WC
- THREE BEDROOMS
- FIRST FLOOR BATHROOM
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- FRONG & REAR GARDENS

£129,950

58 St Peters Avenue, Cleethorpes, NE Lincs, DN35 8HP Telephone: 01472 200818 Fax: #

www.joywalker.co.uk

ACCOMMODATION

ENTRANCE HALL

LOUNGE
16'3" x 13'1" (4.96(4.95) x 3.99)

DINING KITCHEN
16'4" x 9'8" (4.97(4.98) x 2.95)
Fitted with an excellent range of modern base and wall cupboards including an electric oven, gas hob with an extractor above. Ample space for dining

CLOAKS/WC
Low flush wc and small wash hand basin.

FIRST FLOOR

LANDING

BEDROOM 1
13'4" x 10'1" (4.06 x 3.07)

BEDROOM 2
12'9" x 8'10" (3.88(3.89) x 2.70(2.69))

BEDROOM 3
8'11" x 7'2" (2.71(2.72) x 2.19(2.18))

BATHROOM/WC
Having a white suite comprising a P shaped bath with shower and screen above, a pedestal wash hand basin and a low flush wc.

OUTSIDE

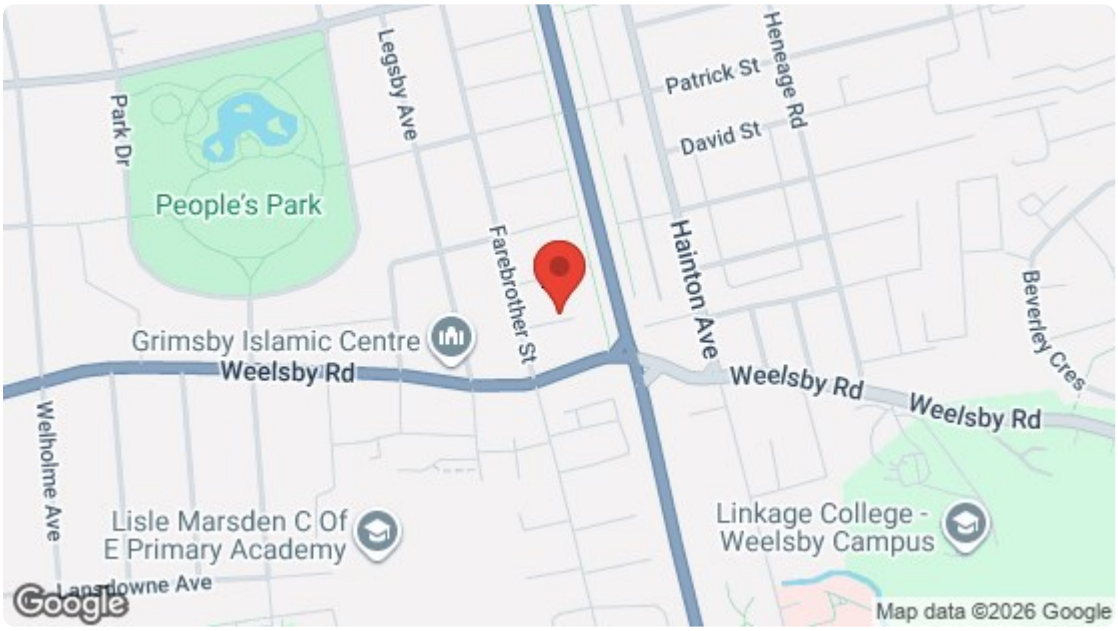
ALLOCATED PARKING

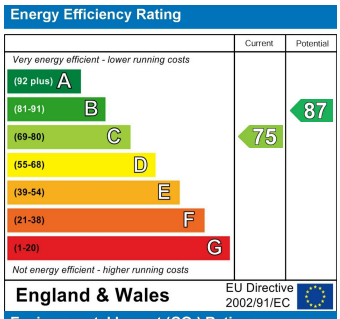
FRONT AND REAR GARDENS

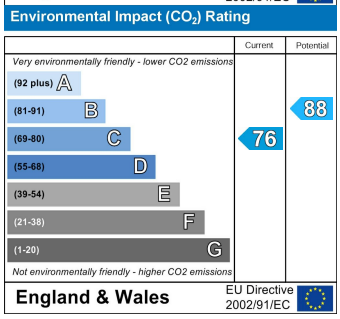
COUNCIL TAX BAND & EPC RATING
Council Tax Band - B
EPC - C

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







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.