Joy Walker

ESTATE AGENTS



72 Peaks Avenue

New Waltham, Grimsby, North East Lincolnshire DN36 4LP

We are delighted to offer for sale this THREE BEDROOM SEMI DETACHED BUNGALOW situated with in the heart of New Waltham Village, close to all local amenities, highly regarded schools, good bus routes and easy access to both Grimsby and Cleethorpes town centres. The property benefits from gas central heating and uPVC double glazing with the accommodation comprising of; Entrance hall, kitchen diner, lounge, three bedrooms, shower room and large attic space with Velux window. Sitting in well maintained gardens with a driveway providing off road parking and leading to the detached garden and enclosed rear garden. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

- NEW WALTHAM VILLAGE LOCATION
- SEMI DETACHED BUNGALOW
- KITCHEN DINER
- LOUNGE
- THREE BEDROOMS
- SHOWER ROOM
- LARGE ATTIC SPACE WITH VELUX WINDOW
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- NO FORWARD CHAIN







Offers Over £155,000

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

www.joywalker.co.uk

MEASUREMENTS
All measurements are approximate.

ACCOMMODATION
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ENTRANCE
Accessed to the side of the property via a uPVC double glazed door leading into the hallway.

HALLWAY
The hallway has wood effect laminate flooring, down lights to the ceiling and a radiator.



KITCHEN DINER
12'10" x 11'5" (3.93 x 3.50)
The kitchen benefits from a large range of cream fronted wall and base units with contrasting work surfaces and tiled splashbacks incorporating a stainless steel sink and drainer, ceramic hob, space for oven, stainless steel chimney style extractor hood, ample space for an automatic washing machine and fridge freezer. Finished with dual aspect uPVC double glazed windows with blinds fitted, uPVC double glazed French doors leading to the garden, tiled flooring and radiator. Ample space for a dining table.



KITCHEN DINER



KITCHEN DINER



KITCHEN DINER



LOUNGE

17'7" x 10'11" (5.36 x 3.33)

The lounge has a uPVC double glazed bay window to the front aspect with blinds fitted, wood effect laminate flooring, coving to the ceiling, dado rail, radiator and feature marble style fire place with inset gas fire.



LOUNGE



LOUNGE



BEDROOM ONE

13'4" x 10'5" (4.07 x 3.19)

To the front of the property with a uPVC double glazed bay window, carpeted flooring, coved ceiling and radiator.



BEDROOM ONE



BEDROOM TWO

12'0" x 10'11" (3.67 x 3.34)

To the rear of the property and presently being used as a dining room. Finished with coving to the ceiling, wood effect laminate flooring, radiator and a uPVC double glazed window to the rear aspect. Loft access to the ceiling via a pull down ladder. The loft has been converted to a handy storage area with a radiator fitted, electric, lighting and a Velux window.



ATTIC SPACE



BEDROOM THREE

8'6" x 7'2" (2.60 x 2.19)

Having a uPVC double glazed window to the side aspect with blinds fitted, carpeted flooring and radiator.



SHOWER ROOM

6'7" x 5'5" (2.02 x 1.66)

The shower room has been recently refurbished and benefits from a white three piece suite comprising of; Walk in shower with glazed screen, modern white combination unit with hand wash basin and low flush wc having a hidden cistern. Finished with modern tiling to the walls and flooring, down lights and coving to the ceiling, heated towel rail and uPVC double glazed window with blind fitted to the side aspect.



OUTSIDE

THE GARDENS

The property sits away from the road with an open access driveway ideal for off road parking and leading to the detached brick garage. The front garden has a walled boundary to the front and is laid to lawn with mature planting to the borders. The enclosed rear garden has fenced boundaries, lawn with mature planting to the borders and a composite decked patio area.



THE GARDENS



THE GARDENS



THE GARDENS



REAR VIEW



DETACHED GARAGE

The brick built garage has wooden double doors to the front aspect, wooden side window 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 - C

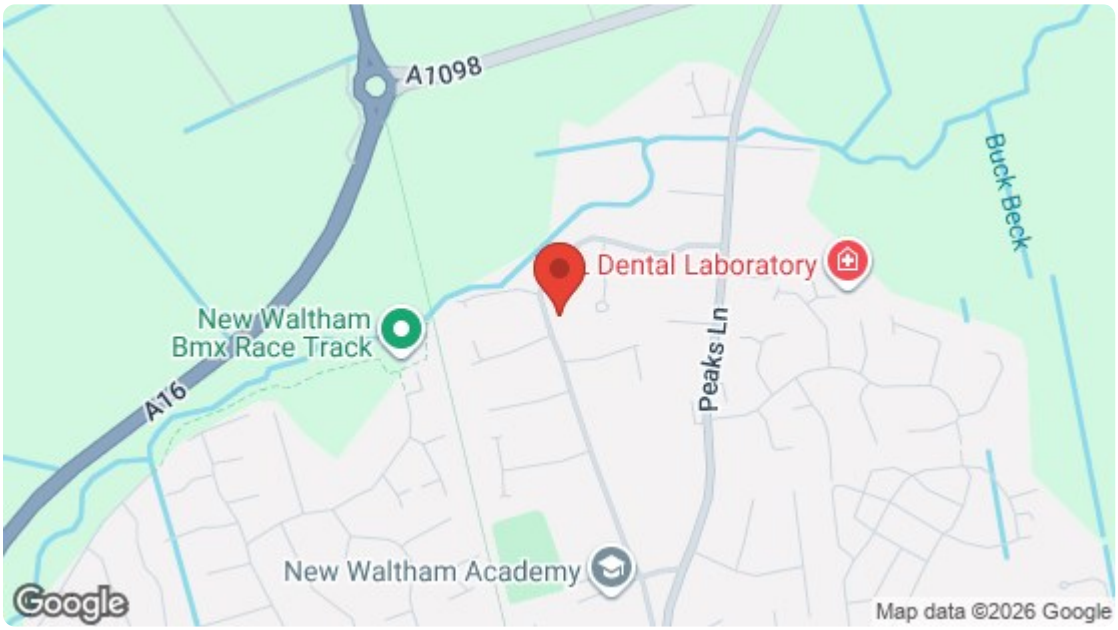
VIEWING ARRANGEMENTS

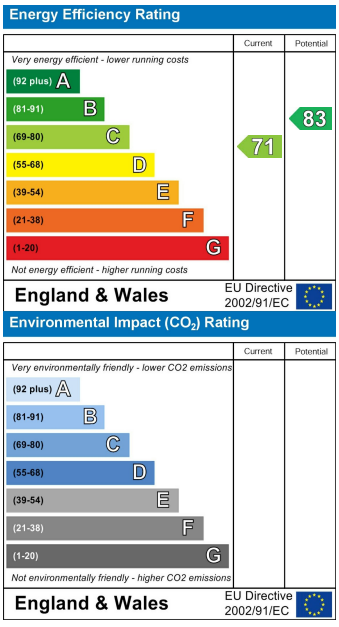
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

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.