Joy Walker

ESTATE AGENTS



217 Willingham Street

Grimsby, North East Lincolnshire DN32 9PX

Situated on the edge of Grimsby town centre, this well-positioned two-bedroom mid-terrace property offers an excellent opportunity for first-time buyers and investment landlords alike. The property benefits from good local bus routes, a range of nearby amenities and convenient motorway links, making it an attractive and practical location for both homeowners and tenants. The accommodation benefits from gas central heating and uPVC double glazing and briefly comprises an entrance porch, open-plan lounge/diner, galley-style kitchen and bathroom to the ground floor. To the first floor are two double bedrooms. Externally, the property offers a low-maintenance front garden, while to the rear is an enclosed garden with walled and fenced boundaries. The rear garden features a decked patio area, artificial grass and a metal storage shed, providing a pleasant and easy-to-maintain outdoor space. With its convenient location, two double bedrooms and potential rental appeal, this property is well worth considering. Viewing is highly recommended to appreciate the accommodation and outside space on offer.

- MID-TERRACE TWO-BEDROOM PROPERTY
- IDEAL FOR FIRST-TIME BUYERS
- ATTRACTIVE INVESTMENT OPPORTUNITY
- CLOSE TO GRIMSBY TOWN CENTRE
- GOOD BUS ROUTES AND LOCAL AMENITIES
- CONVENIENT MOTORWAY LINKS
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- ENCLOSED LOW-MAINTENANCE REAR GARDEN
- VIEWING HIGHLY RECOMMENDED







Offers Around £65,000

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

www.joywalker.co.uk

MEASUREMENTS
All measurements are approximate.

ACCOMMODATION
.

ENTRANCE
Accessed via a uPVC door into porch area.

PORCH
Having tiled flooring and wooden door leading to the lounge diner.

LOUNGE DINING ROOM
22'2" x 14'10" (6.77 x 4.53)
This generously sized room benefits from dual-aspect uPVC double-glazed windows, coving to the ceiling, wood-effect laminate flooring and a radiator. A feature white wooden fireplace surround with marble-effect hearth and back houses an electric stove, creating an attractive focal point. There is ample space for both a family dining table and a comfortable lounge area, along with a large understairs walk-in storage cupboard.



LOUNGE DINING ROOM





LOUNGE DINING ROOM

LOUNGE DINING ROOM



KITCHEN

14'3" x 7'4" (4.36 x 2.24)

A well-appointed galley-style kitchen featuring a range of painted wall and base units with contrasting work surfaces and tiled splashbacks. The kitchen incorporates a stainless steel sink and drainer, slot-in gas oven and hob, with ample space for an automatic washing machine and fridge freezer. The work surface extends to provide a useful breakfast bar, ideal for casual dining. The kitchen is finished with a uPVC double-glazed window with side-aspect blind, radiator and vinyl flooring. A door provides access to the stairs and first floor.



KITCHEN



INNER LOBBY

Useful area with lighting and power points, along with space for a fridge freezer and a uPVC double-glazed door providing access to the side aspect.



BATHROOM (GROUND FLOOR)

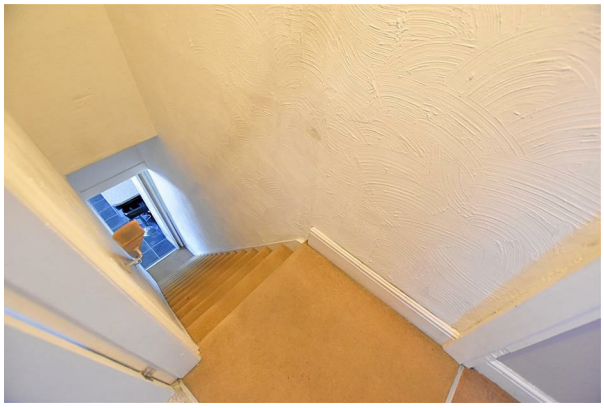
8'11" x 7'4" (2.74 x 2.24)

Benefitting from a white three-piece suite comprising a bath with electric shower over, pedestal wash hand basin and low-flush WC. The room features part-tiled walls, a radiator, vinyl flooring and a uPVC double-glazed window to the rear aspect. There is also a handy utility area with plumbing for an automatic washing machine and useful shelving.



STAIRS

Carpeted stairs leading to the first floor.



BEDROOM ONE

14'11" x 10'4" (4.55 x 3.16)

First double bedroom with a uPVC double-glazed window to the front aspect, currently divided by a partition to create two separate sleeping areas. The room also benefits from carpeted flooring and a radiator.



BEDROOM TWO

12'0" x 11'6" (3.66 x 3.51)

The second double bedroom is situated to the rear of the property and benefits from a uPVC double-glazed window, carpeted flooring, radiator and a useful built-in storage cupboard.



BEDROOM TWO



BEDROOM TWO



OUTSIDE

THE GARDENS

The property benefits from a low-maintenance, walled front garden with a wooden access gate. To the rear, the garden is enclosed by a mixture of walled and fenced boundaries and is again designed for low maintenance. There is a hardstanding area with double wrought-iron gates providing access to the further garden, which features a decked patio area, artificial grass, a raised rear patio and a metal storage shed. A rear gate provides access to the secure passageway.



THE GARDENS



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 - A
EPC - D

VIEWING ARRANGEMENTS

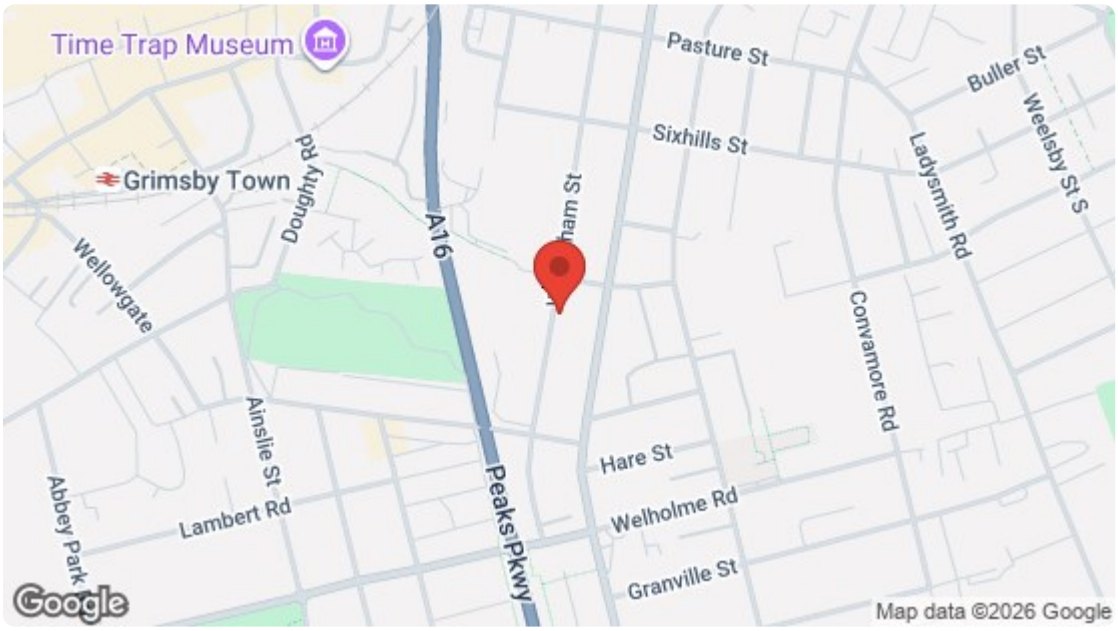
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

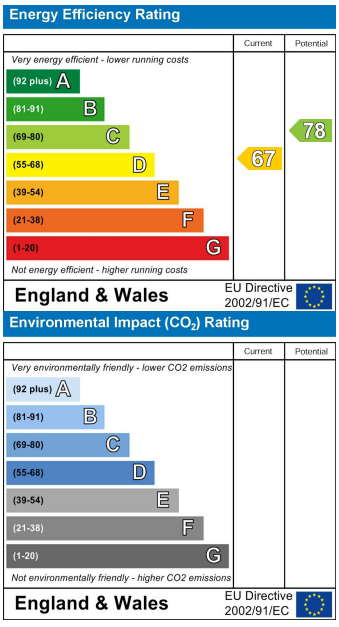
OPENING TIMES

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



Total area: approx. 76.1 sq. metres (818.8 sq. feet)





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.