JoyWalker

ESTATE AGENTS

18 Farmhouse Mews

New Waltham, Grimsby, North East Lincolnshire DN36 4YA

Joy Walker Estate Agents are delighted to offer for sale this TWO BEDROOM MID TERRACE PROPERTY situated within the heart of New Waltham Village with its abundance of local amenities, good bus routes, highly regarded schools and a short drive to both Grimsby and Cleethorpes town centres. The property benefits from gas central heating and uPVC double glazing with the accommodation briefly comprising of; Lounge, kitchen diner and to the first floor two double bedrooms and bathroom. Enjoying a cul de sac position with an open plan paved front garden providing off road parking and to the rear a westerly facing private fenced garden with paved patio area, lawn and timber shed. Viewing is recommended offered for sale with NO FORWARD CHAIN.

Offers Over £130,000

- NEW WALTHAM VILLAGE LOCATION
- IDEAL FIRST TIME BUY
- MID TERRACE
- KITCHEN DINER
- LOUNGE
- TWO DOUBLE BEDROOMS
- BATHROOM
- GAS CENTRAL HEATING
- WESTERLY FACING REAR GARDEN
- NO FORWARD GARDEN

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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GROUND FLOOR
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ENTRANCE
Accessed to the front of the property via a uPVC double glazed door leading into the hall area.

HALL AREA
Having coved ceiling, cloaks area and carpeted flooring open plan to the lounge.

LOUNGE
14'11" x 12'9" (4.57 x 3.89)
The lounge has a uPVC double glazed window to the front aspect, coving to the ceiling, radiator and carpeted flooring. The carpeted stairs have an open white spindle balustrade and lead to the first floor.

LOUNGE

KITCHEN DINER
12'9" x 8'3" (3.89 x 2.54)
The kitchen diner benefits from a range of grey fronted wall and base unit with contrasting work surfaces and tiled splashbacks, incorporating a stainless steel sink and drainer, gas hob with electric fan assisted oven beneath and an extractor hood above. Having ample space for a fridge freezer and automatic washing machine. Finished a uPVC double glazed window and door overlooking the garden, tiled effect vinyl flooring, radiator and wall mounted boiler. Space for a breakfast table.

KITCHEN DINER

FIRST FLOOR

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FIRST FLOOR LANDING

Having continued carpeted flooring with white open spindle balustrade and radiator.

BEDROOM ONE

12'9" x 8'5" (3.89 x 2.59)

The largest of the bedrooms is to the rear aspect with a uPVC double glazed window, carpeted flooring and radiator.

BEDROOM ONE

BEDROOM TWO

9'4" x 8'3" (2.87 x 2.53)

The second double bedroom is to the front of the property and has a uPVC double glazed window, carpeted flooring, built in desk area, radiator and airing cupboard.

BEDROOM TWO

BATHROOM

6'4" x 5'6" (1.94 x 1.68)

Benefiting from a white three piece suite comprising of; Bath with shower over, pedestal hand wash basin and low flush wc. Having part tiling to the walls, extractor fan, radiator and wood effect vinyl flooring.

OUTSIDE

THE GARDENS

Enjoying a cul de sac position with and open plan front garden paved to provide off road parking and to the rear a westerly facing private garden enclosed by fencing with a door gate to the side, lawn and paved patio to enjoy sunny days.

THE GARDENS

THE GARDENS

REAR VIEW

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 -

VIEWING ARRANGEMENTS

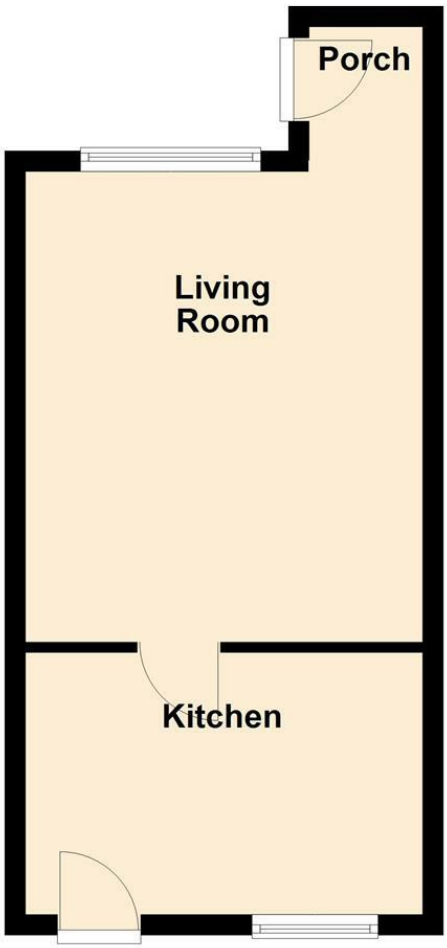
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

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

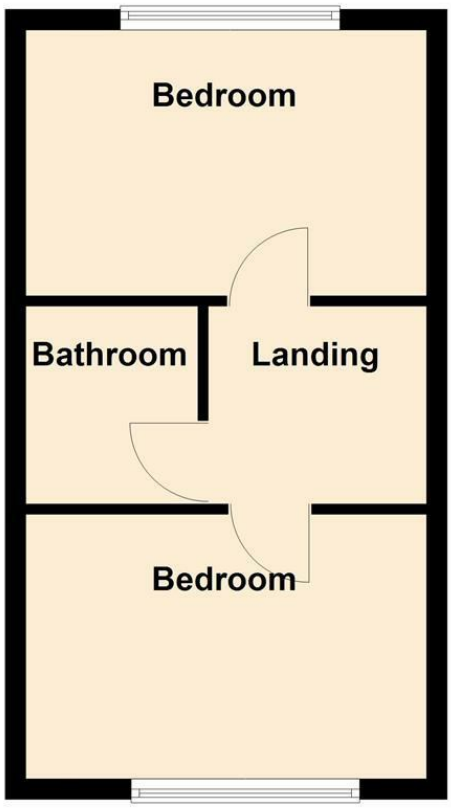
Ground Floor

Approx. 29.5 sq. metres (318.0 sq. feet)

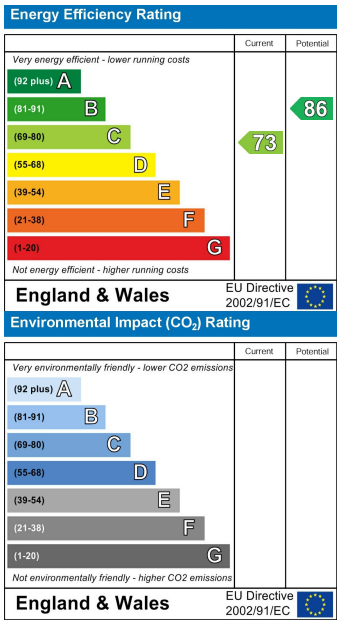


First Floor

Approx. 28.4 sq. metres (306.2 sq. feet)



Total area: approx. 58.0 sq. metres (624.2 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.