

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE 23 DREW AVENUE, GRIMSBY

PURCHASE PRICE £169,500 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£169,500

TENURE

We understand the property to be Freehold and this is to be confirmed by the solicitors



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23 DREW AVENUE, GRIMSBY

Nestled on Drew Avenue in the heart of Grimsby, this charming semi-detached house presents an excellent opportunity for first-time buyers. Offered for sale with no chain, this property is ideally situated close to local amenities and schools, making it a convenient choice for families and professionals alike.

Upon entering, you will find a welcoming lounge that provides a comfortable space for relaxation. The well-appointed kitchen/diner is perfect for family meals and entertaining guests, while the adjoining conservatory offers a delightful spot to enjoy the garden views throughout the seasons. The property boasts two generously sized double bedrooms, alongside a single bedroom, providing ample space for a growing family or guests. The modern bathroom is tastefully designed, ensuring a pleasant experience for all.

Outside, the block-paved driveway accommodates parking for up to four vehicles, a rare find in this area. Additionally, a garage offers further storage or parking options. The rear garden is a lovely outdoor space, ideal for enjoying sunny days or hosting gatherings.

This semi-detached home combines comfort, convenience, and modern living, making it a must-see for anyone looking to settle in a vibrant community. Don't miss the chance to make this delightful property your new home.

ENTRANCE HALL

Through a u.PVC double glazed door into the hall with stairs to the first floor accommodation, a central heating radiator, laminate to the floor and a light to the ceiling. There is an under stairs storage cupboard housing the central heating boiler.

LOUNGE

12'0 x 10'10 (3.66m x 3.30m)

The lounge is to the front of the property with a u.PVC double glazed walk-in bay window, a central heating radiator, laminate to the floor, a light and coving to the ceiling.



KITCHEN/DINER

12' x 17'11 (3.66m x 5.46m)

The kitchen/diner with a range of wall and base units, contrasting work surfaces and splash backs, a stainless steel sink unit with a chrome mixer tap. An integral gas oven and five ring gas hob with a stainless steel extractor fan. A u.PVC double glazed window, a tiled floor and spotlights to the ceiling. The dining area with a cast iron fireplace, a tiled hearth and a pine surround, a vertical central heating radiator, laminate to the floor and French doors lead into the conservatory.



KITCHEN/DINER



KITCHEN/DINER



CONSERVATORY

10'10 x 15'3 (3.30m x 4.65m)

With u.PVC double glazed windows to three sides and u.PVC double glazed French doors lead into the garden, laminate to the floor and a light to the ceiling.



LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off. There is a u.PVC double glazed window, access to the loft and a light to the ceiling.

BATHROOM

7'4 x 6'1 (2.24m x 1.85m)

The bathroom with a white suite comprising of a panelled bath with chrome taps and a shower above and there is a glass shower screen, a sink set in a vanity unit with a chrome mixer tap and a toilet. There is a u.PVC double glazed window, part shower boarding to the walls, a central heating radiator, vinyl to the floor and a light to the ceiling.



BEDROOM 1

12'0 x 10'1 (3.66m x 3.07m)

This double bedroom to the back of the property with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



23 DREW AVENUE, GRIMSBY

BEDROOM 2

12'0 x 8'10 (3.66m x 2.69m)

Another double bedroom to the front of the property with a u.PVC double glazed window, a central heating radiator, a light and coving to the ceiling.



BEDROOM 3

6'9 x 5'6 (2.06m x 1.68m)

This single bedroom to the front of the property with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



GARAGE

The detached brick garage with an up and over door.

23 DREW AVENUE, GRIMSBY

OUTSIDE

The front of the property is block-paved providing ample off-road parking.

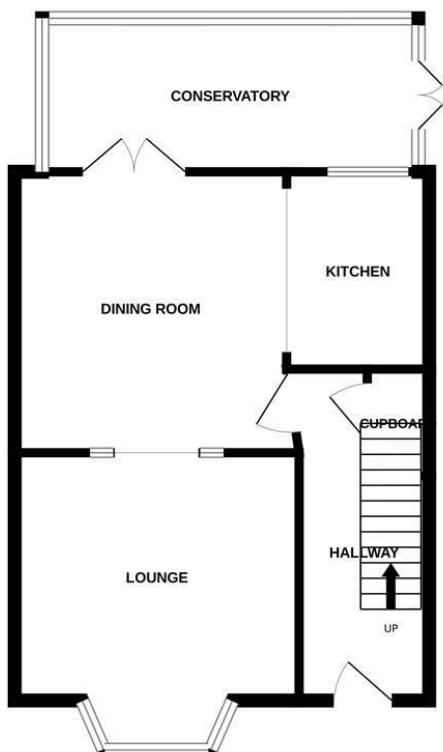
The rear garden has a fenced boundary and is laid to lawn and decorative stones and there is a patio area.



OUTSIDE



GROUND FLOOR

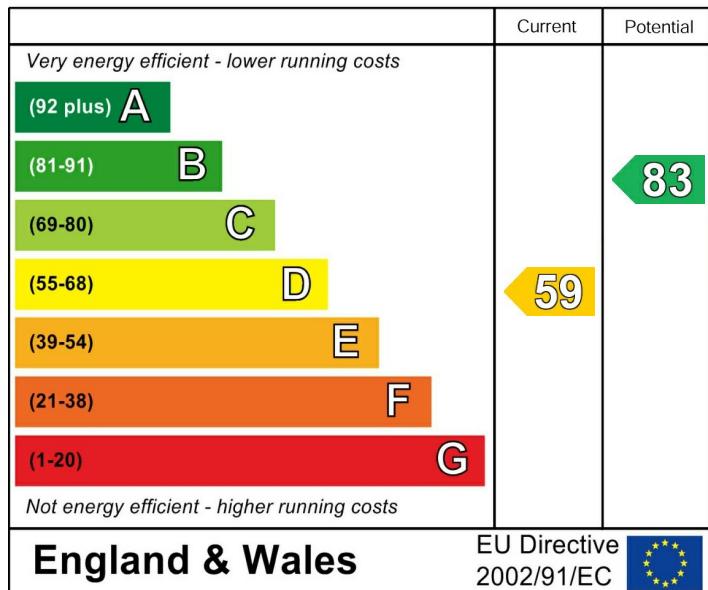


1ST FLOOR

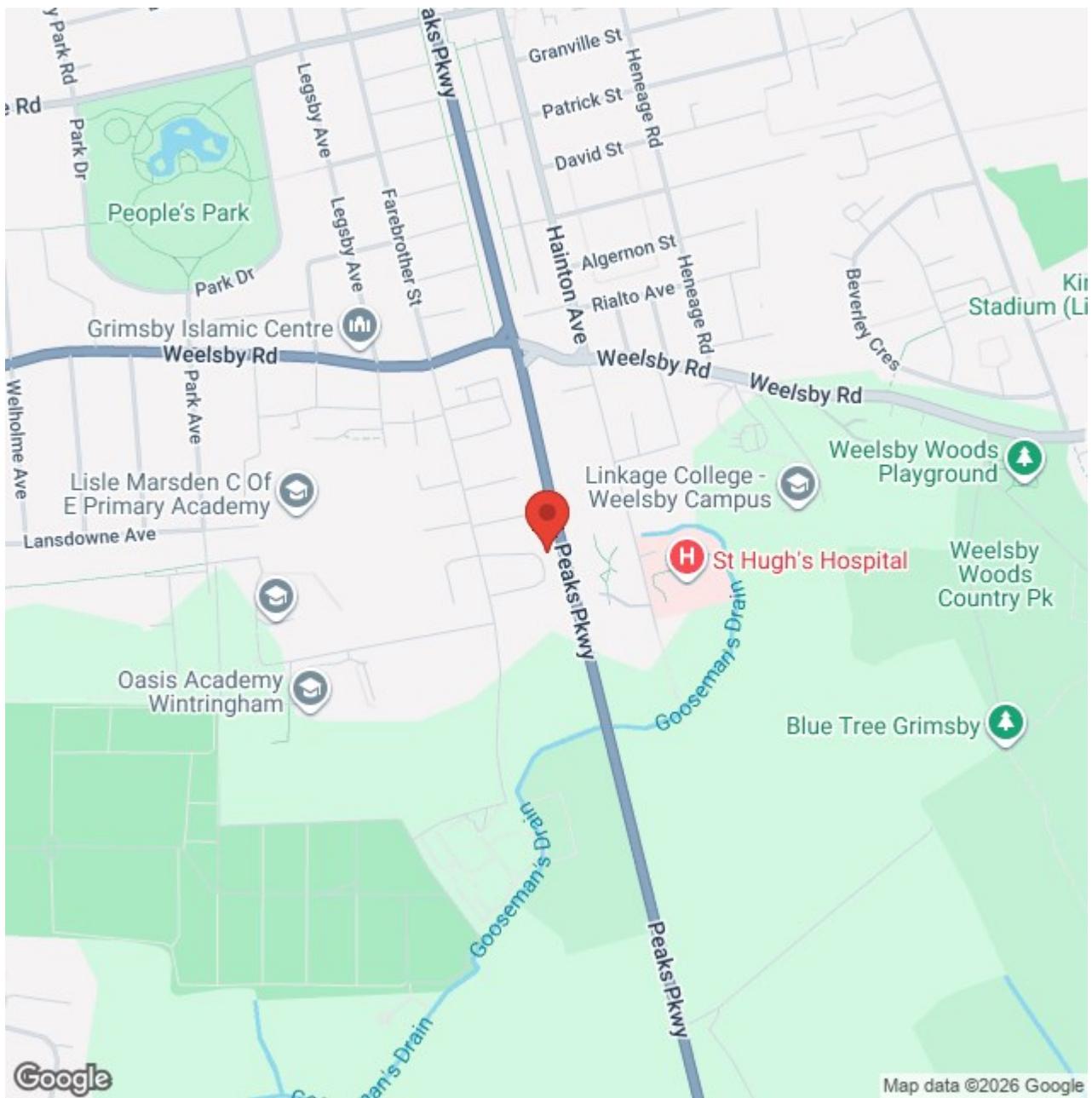
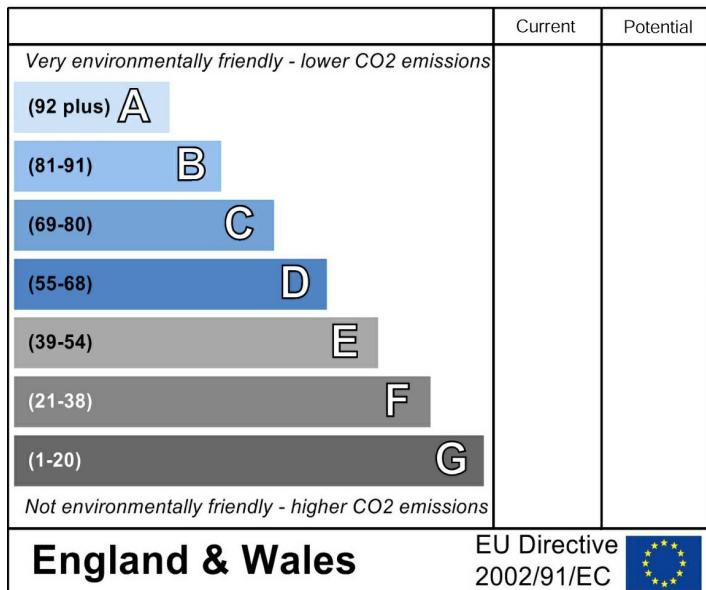


Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



ADDITIONAL NOTES

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YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

They normally charge a fee of £495 payable on production of offer.

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*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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