Joy Walker

ESTATE AGENTS



50 Legsby Avenue

Grimsby, North East Lincolnshire DN32 0NN

Situated on the edge of Grimsby town centre, this spacious THREE BEDROOM END TERRACE HOUSE offers well-proportioned accommodation together with excellent access to local amenities, public transport and the motorway network. The property would benefit from some updating and has accommodation including: Entrance porch, hallway, two reception rooms, kitchen, study and cloakroom to the ground floor. To the first floor are three good-sized bedrooms and a recently installed contemporary styled bathroom/wc. Gas central heating system (modern boiler). Double glazing. Front and enclosed WEST facing garden. NO CHAIN.

- END-TERRACED PROPERTY
- EDGE OF GRIMSBY TOWN CENTRE
- GOOD BUS & MOTORWAY LINKS
- CLOSE TO LOCAL AMENITIES
- REQUIRES SOME MODERNISATION
- TWO RECEPTION LOUNGES
- THREE GOOD-SIZED BEDROOMS
- MODERN FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- NO FORWARD CHAIN







Offers Over £100,000

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

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MEASUREMENTS
All measurements are approximate.

ACCOMMODATION
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ENTRANCE PORCH
Access to the property is via an entrance porch, featuring a tiled floor and walls finished to dado rail height, with a wooden glazed door leading into the hallway.

HALLWAY
The hallway features an entrance mat with carpeted flooring, original coving and a carpeted staircase leading to the first floor.



LOUNGE
13'7" x 10'10" (4.16 x 3.32)
This lounge features a walk-in sash-style uPVC double-glazed bay window overlooking the front aspect, coved ceiling, picture rail and carpeted flooring. A feature polished stone fireplace with a fitted gas fire provides an attractive focal point to the room.



DINING ROOM
12'11" x 11'2" (3.94 x 3.41)
The dining room features a uPVC double-glazed window overlooking the rear aspect, picture rail, carpeted flooring and a polished stone fireplace with a fitted gas fire, creating an attractive focal point to the room.



KITCHEN
14'6" x 8'11" (4.42 x 2.73)
The kitchen is fitted with range of wood-effect wall and base units, complemented by contrasting work surfaces and tiled splash backs. The units incorporate a composite sink and drainer, gas hob with extractor hood over, electric fan-assisted oven and integrated dishwasher. Vinyl flooring, radiator, uPVC double-glazed window and a uPVC door providing access to the side aspect. Useful under stairs storage cupboard.



KITCHEN



STUDY

8'5" x 5'10" (2.58 x 1.78)

Ideal for home working with a uPVC double glazed window to the side aspect. Radiator.



CLOAKROOM

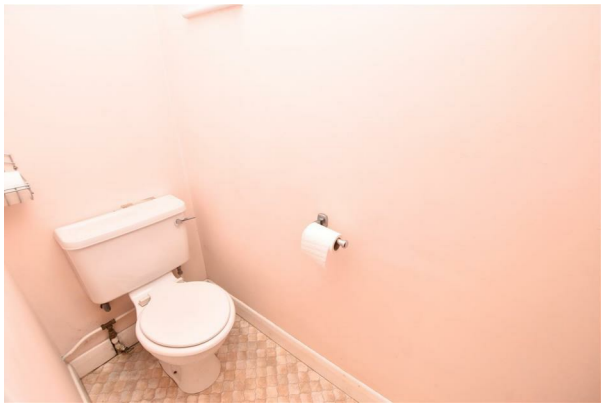
8'3" x 6'1" (2.54 x 1.87)

Fitted with an excellent double storage cupboard and a pedestal wash hand basin. Radiator and double glazed french door. Door leads into:-



SEPARATE WC

Fitted with a low flush wc. Two small double glazed windows.



FIRST FLOOR

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FIRST FLOOR LANDING

The split-level landing features continued carpeted flooring, an open spindle balustrade and access to the loft space.



BEDROOM ONE

14'4" x 11'5" (4.38 x 3.50)

The master bedroom features a uPVC double-glazed window overlooking the front aspect, coved ceiling, carpeted flooring and radiator. Original built-in wardrobes and a charming original cast-iron fireplace and grate, adding character to the room.



BEDROOM TWO

12'10" x 9'1" (3.93 x 2.79)

The second double bedroom has a uPVC double glazing to the rear, carpeted flooring and radiator.



BEDROOM THREE

9'8" x 8'6" (2.97 x 2.61)

The third double bedroom has a uPVC double glazed window to the rear, carpeted flooring and radiator.



BATHROOM

10'0" x 5'5" (3.05 x 1.66)

The modern, newly fitted bathroom features a contemporary white three-piece suite comprising a panelled bath with an electric shower and glazed screen above, vanity unit incorporating a semi recessed sink and storage cupboards plus a low-flush wc with concealed cistern. A useful cupboard houses the modern Ideal wall-mounted boiler. The room is finished with aqua-style wall panelling and a vinyl floor. Radiator and uPVC double-glazed window overlooking the side aspect.



BATHROOM



OUTSIDE

THE GARDENS

The property benefits from a walled front garden, while to the rear is a westerly-facing, enclosed garden with a side gate providing access to the secure passageway. The rear garden is mainly laid to lawn and features mature planting together with a useful timber garden shed.



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 -

VIEWING ARRANGEMENTS

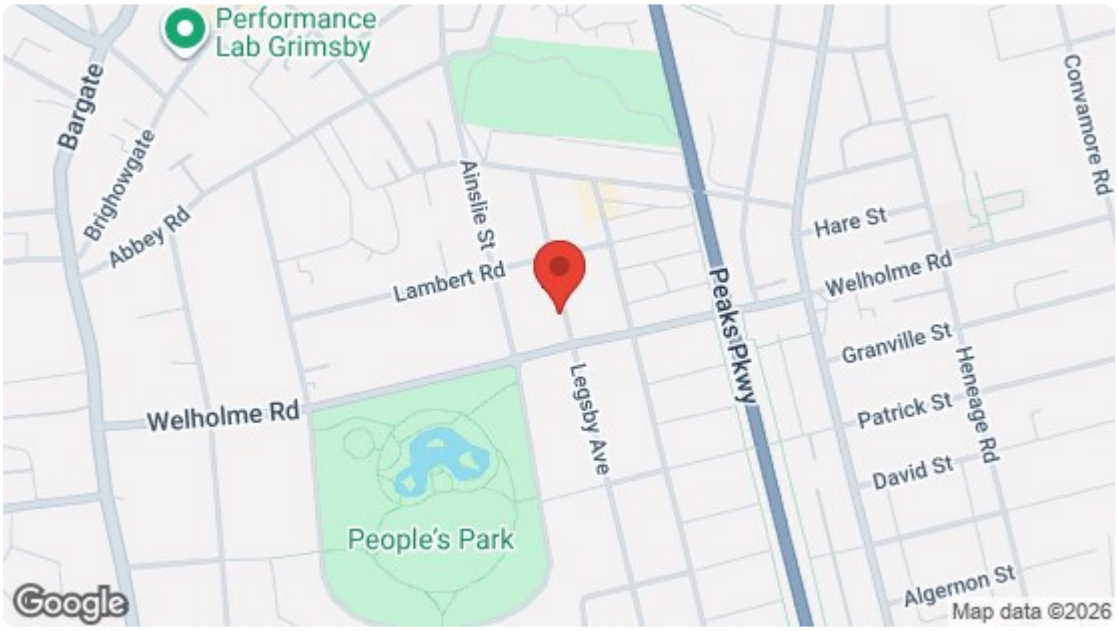
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

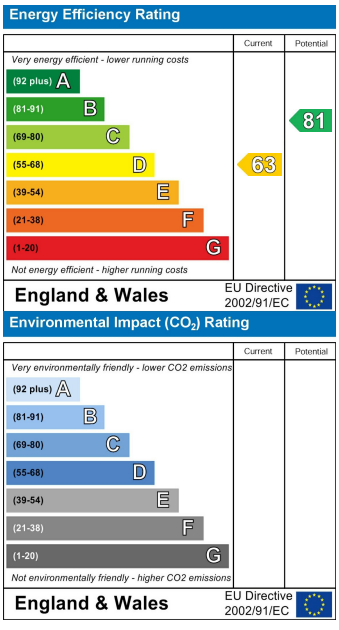
OPENING TIMES

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



Total area: approx. 102.3 sq. metres (1101.3 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.