



25 Cheshire Walk, Grimsby, North East Lincolnshire, DN37 9AP
£115,000

Key Features:

- Three Bedroom End Link Property
- Generous Corner Plot Garden
- Popular Willows Estate, Grimsby
- Open Plan Lounge/Dining Room
- Spacious Kitchen
- Downstairs WC & First Floor Wet Room
- Scope For Modernisation
- No Forward Chain

Occupying a spacious corner position, a three bedroom end link home situated on the popular 'Willows' estate to the outskirts of Grimsby. Ideally placed for local amenities, schools, transport links, and a short distance to the town centre.

Well maintained, the property offers good sized accommodation and generous outdoor space that adds to its overall potential, making it an appealing choice for a wide range of buyers.

Comprising; entrance hall, lounge/dining room, kitchen, downstairs WC, three bedrooms and a wet room. Offered for sale with no forward chain.



ENTRANCE HALL

Accessed via a front entrance porch. With staircase to the first floor.

CLOAKROOM/WC

4'7" x 4'1" (1.42 x 1.27)

Fitted with a WC and hand basin.

LOUNGE

12'2" x 11'11" (3.72 x 3.64)

With a bow window to front aspect, and brick fireplace incorporating an inset gas fire. Archway opening to:-

DINING ROOM

10'9" x 9'10" (3.28 x 3.01)

With French doors opening onto the rear garden.

KITCHEN

17'7" x 9'6" (5.37 x 2.90)

With fitted wall and base units, built-in oven/grill, gas hob with extractor over, plumbing for a washing machine and space for further appliances. Rear aspect windows and entrance door.

FIRST FLOOR LANDING

With a built-in storage cupboard, and access to the loft.

BEDROOM 1

13'4" x 9'4" (4.08 x 2.85)

To rear aspect, with a built-in wardrobe.

BEDROOM 2

11'8" x 10'3" (3.56 x 3.14)

To front aspect, with a built-in storage cupboard housing the gas central heating boiler.

BEDROOM 3

9'4" x 8'9" (2.86 x 2.67)

To front aspect.

WETROOM

6'10" x 5'4" (2.10 x 1.64)

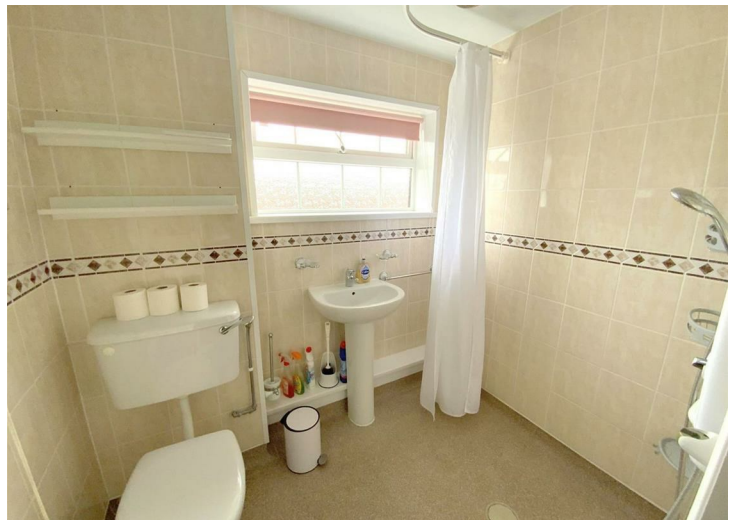
Fitted with an electric shower, pedestal basin, WC and heated towel rail.

TENURE

Freehold

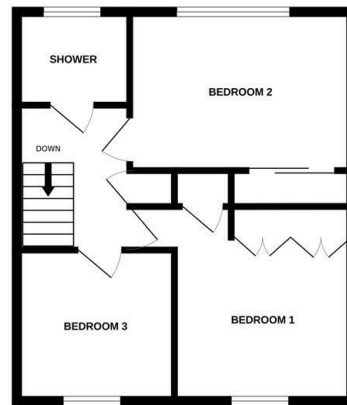
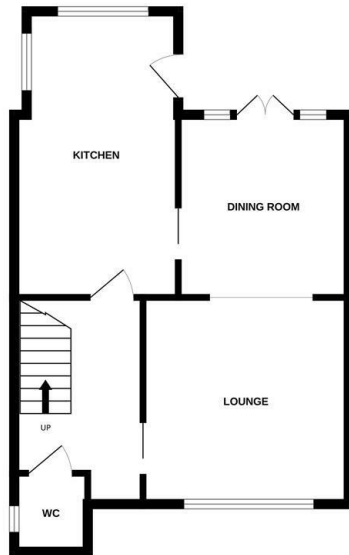
COUNCIL TAX BAND

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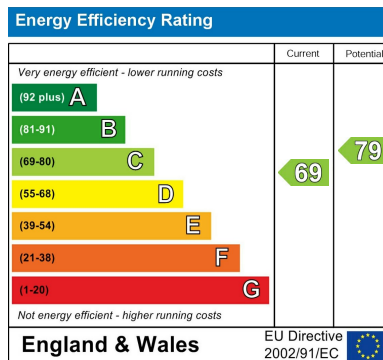
GROUND FLOOR
503 sq.ft. (46.7 sq.m.) approx.

1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA: 942 sq.ft. (87.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

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