



50. Elder Road, Grimsby, DN34 4GE
£145,000

Key Features:

- Modern Two Bedroom Semi Detached Home
- Spacious Lounge
- Kitchen Diner
- Ground Floor Cloak/WC
- Two Double Bedrooms
- First Floor Bathroom
- Low Maintenance Rear Garden
- Off Road Parking to Rear
- No Forward Chain

A modern two bedroom semi-detached home, offering a blank canvas for a new owner to make their own. With two double bedrooms, manageable outside space and off-road parking, the property provides an appealing opportunity for first-time buyers or those looking to downsize.

The spacious front-aspect lounge provides a comfortable main living area, with the staircase rising to the first floor. A useful ground-floor cloakroom/WC is also accessed from the lounge. To the rear, the kitchen is fitted with modern units, a built-in oven and hob, with space for a dining table and access to the rear garden.

Upstairs are two double bedrooms, together with a family bathroom fitted with a three-piece suite including a bath with shower over. The property also features a newly installed, energy-efficient Mitsubishi Ecodan A++ rated air source heat pump, complete with a five-year warranty.

Outside, the low maintenance rear garden has gated access to the parking forecourt at the rear, where there is one off-road parking space. Conveniently placed for a range of local amenities, the property also provides easy access to the M180 motorway network. Offered for sale with no forward chain.



LOUNGE

19'11" x 9'10" (6.08 x 3.00)

CLOAKROOM

5'9" x 5'6" (1.77 x 1.69)

KITCHEN/DINER

12'11" x 10'1" (3.94 x 3.09)

FIRST FLOOR**BEDROOM 1**

12'11" x 9'10" (3.95 x 3.01)

BEDROOM 2

11'9" x 9'3" (3.59 x 2.84)

BATHROOM

8'11" x 5'6" (2.73 x 1.70)

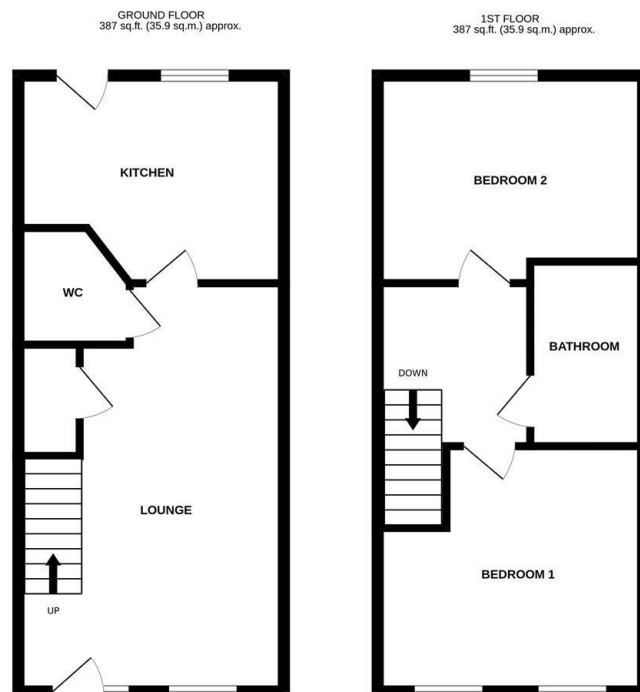
TENURE

FREEHOLD

COUNCIL TAX BAND

B





TOTAL FLOOR AREA: 773 sq.ft. (71.8 sq.m.) approx.
While 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore