JoyWalker

ESTATE AGENTS

22 Priory Road

Grimsby, N E Lincs DN37 9QH

Ideal for retirement is this extended TWO BEDROOM SEMI DETACHED BUNGALOW, located on the popular Wybers Wood Development and stands in SOUTH WESTERLY faced gardens. The well presented accommodation includes: Entrance hall, good sized lounge, extended dining kitchen with integrated appliances, two bedrooms and a contemporary styled shower room/wc. Brick garage. Gas central heating system. Double glazing. Front and rear gardens. NO FORWARD CHAIN.

- SEMI DETACHED BUNGALOW
- LOUNGE
- DINING KITCHEN
- TWO BEDROOMS
- MODERN SHOWER ROOM/WC
- BRICK GARAGE
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- SOUTH/WESTERLY REAR GARDEN
- NO FOWARD CHAIN

£169,950

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www.joywalker.co.uk

DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

ACCOMMODATION

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MEASUREMENTS

All measurements are approximate.

GROUND FLOOR ONLY

SIDE ENTRANCE HALL

Approached via a uPVC entrance door into this L shaped hall which has radiator., access to roof space, coving to ceiling and is fitted with striking laminate flooring.

LOUNGE (FRONT)

14'11" x 11'6" (4.57 x 3.51)

Having a double glazed window to the front elevation, coving to ceiling and radiator. The focal point of this room is the wooden fire surround inset with a gas fired (not used).

DINING KITCHEN

16'10" x 10'2" (5.15 x 3.12)

This spacious dining kitchen is fitted with a range of cream base and wall cupboards incorporating an integrated fridge and freezer plus a built in gas oven and grill together with a gas hob with an extractor fan above. The light contrasting work surfaces are inset with a resin sink unit and has space beneath for wash machine. Tiled splash back. Double glazed French doors to the rear elevation plus double glazed windows to the side elevations. Inset spot lights to the ceiling of the kitchen area. Striking laminate flooring. Radiator. Coving to ceiling.

KITCHEN AREA

DINING AREA

DINING KITCHEN

BEDROOM 1 (REAR)

12'0" x 8'9" minium (3.68 x 2.68 minium)

This principle bedroom is fitted with a superb range of bedroom furniture including floor to ceiling wardrobes, bedside display cabinets and useful cupboards above the bed space. Double glazed window. Radiator.

BEDROOM 1

BEDROOM 2 (FRONT)

7'8" x 9'6" (2.35 x 2.9)

Double glazed window. Radiator. Coving to ceiling.

SHOWER ROOM/WC

5'4" x 6'7" (1.65 x 2.03)

This contemporary styled shower room is fitted with a large open shower area, a vanity unit and a low flush wc. The walls are finished in a contrasting water proof wall boarding together with laminate flooring. Radiator. Double glazing. Inset spot lights to ceiling.

OUTSIDE

SEMI DETACHED BRICK GARAGE

17'8" x 8'3" (5.4 x 2.53)

Up and over door to the front, light and power.

THE GARDENS

The property stands in both front and rear gardens, the fore garden is set behind a small brick wall and is finished with octagonal paving inset with rose borders. A enclosed rear garden is accessed via a high wrought iron gate and contains two paved patio areas ideal for outside entertaining having an area of artificial lawn in between. Included in the sale is the timber greenhouse.

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

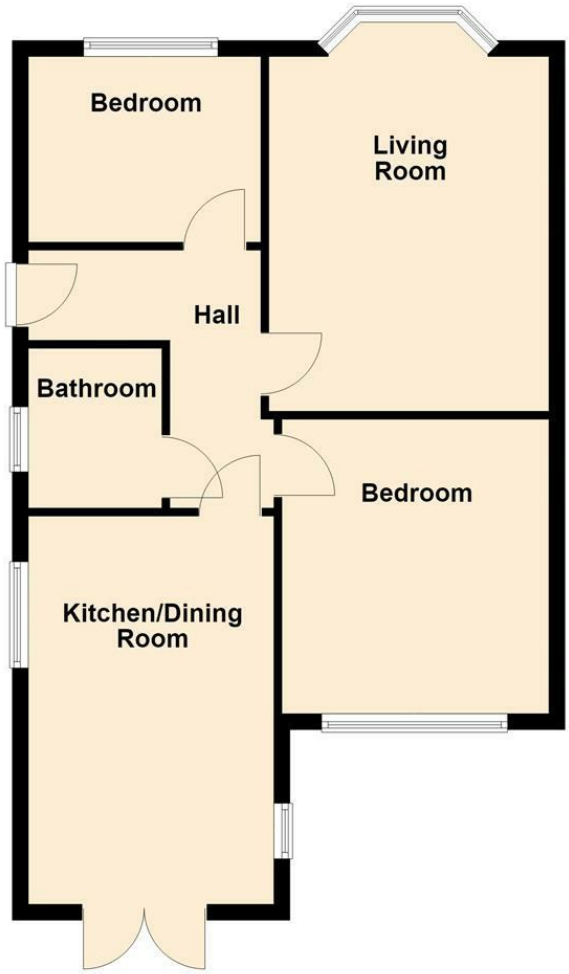
Council Tax Band - B
EPC -

OPENING TIMES

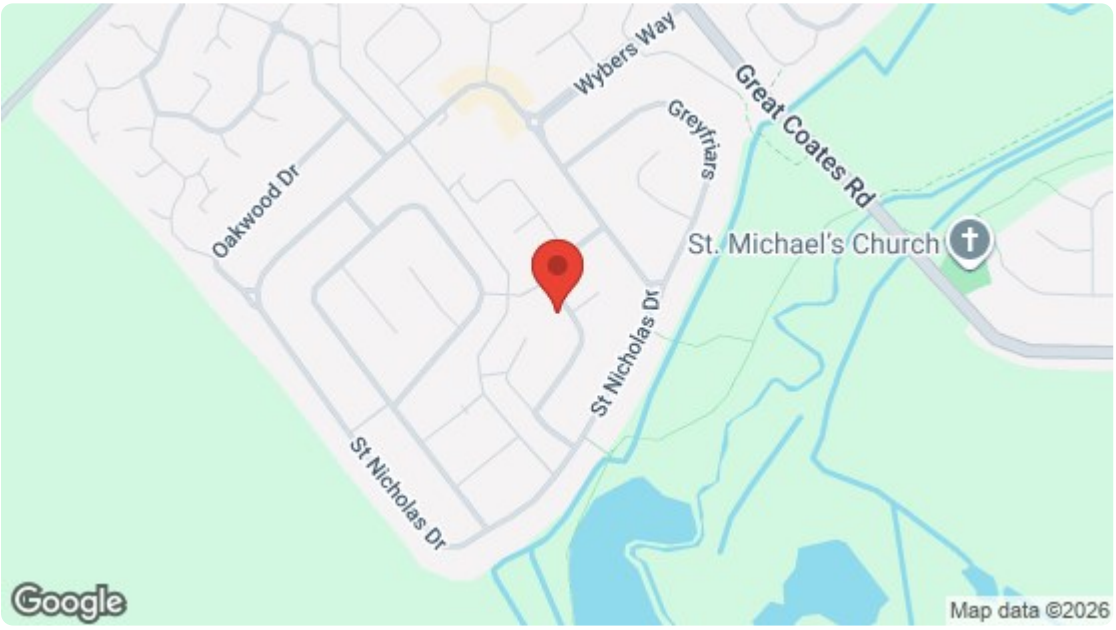
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

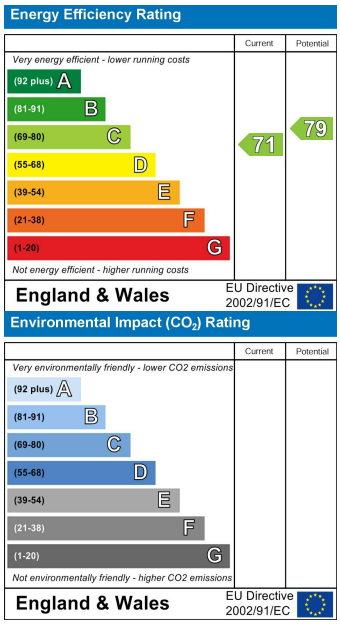
Ground Floor

Approx. 61.4 sq. metres (661.0 sq. feet)



Total area: approx. 61.4 sq. metres (661.0 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.