

# MARTIN MASLIN

321 HENEAGE ROAD  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN32 9NW



Situated in this established residential position, a traditional bay windowed mid terrace house ideal for an investor or developer. Offered for sale with no forward chain, the property requires some modernisation and updating however benefits from uPVC double glazed and a gas central heating system. Accommodation includes:- an Entrance Hall, bay fronted Sitting Room, generous Dining Room with staircase, a large Kitchen, spacious Bathroom whilst upstairs there are three good size Bedrooms. It has a good size rear garden with decking. EPC Rating - D

£65,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

## GROUND FLOOR

A uPVC double glazed front door gives access to the Entrance Hall.

### SITTING ROOM

**4.22m (13'10") into bay x 3.20m (10'6") into alcove**

With an attractive fire place, original ceiling coving, a radiator and a uPVC double glazed bay front window.

### DINING ROOM

**4.27m (14'0") x 3.96m (13'0") extending to 4.80m (15'9") max including staircase**

A good size room featuring an open fire place with a radiator and a staircase to the first floor.

### KITCHEN

**4.06m (13'4") x 2.51m (8'3")**

Featuring a range of base and wall mounted units in a white high gloss finish with contrasting black work surfaces. Incorporating a 1.5 bowl sink with taps and tile splash back. There is a gas cooker (unaware of working condition), an over head extractor fan, plumbing for an automatic washing machine and a wall mounted Potterton gas central heating boiler (unaware of working condition). It has a uPVC double glazed side window and a further double glazed door onto the garden.

### BATHROOM

**3.25m (10'8") x 2.18m (7'2")**

A spacious Bathroom with a coloured suite, wet floor with an open shower and rail/curtain, tongue and groove panelling to dado height and a radiator. It has a uPVC double glazed side window.

## FIRST FLOOR

### LANDING

#### BEDROOM ONE

**4.27m (14'0") x 3.40m (11'2") max**

With a radiator and a uPVC double glazed front window.

#### BEDROOM TWO

**3.81m (12'6") x 3.28m (10'9")**

With a radiator and a uPVC double glazed rear window.

#### BEDROOM THREE

**4.11m (13'6") x 2.54m (8'4")**

With a radiator and a uPVC double glazed rear window.

### OUTSIDE

The property has a paved front garden whilst to the rear is a good size wall and fenced garden with decking and a gate leading to pedestrian access at the rear.



SITTING ROOM



DINING ROOM



KITCHEN



BATHROOM



### SERVICES

Mains gas, water, electricity and drainage are connected.

### CENTRAL HEATING

Comprises radiators as detailed above connected to the Potterton gas central heating boiler located in the Kitchen (unaware of working condition).

### DOUBLE GLAZING

The property has the benefit of uPVC framed glazing.

### LOCAL AUTHORITY

North East Lincolnshire Council.

### COUNCIL TAX

Our enquiries of the Local Authority indicate the property to be in Council Tax Band A.

### TENURE

Freehold - subject to Solicitors verification.

### VIEWING

By appointment through the Agents on Grimsby 311000.



BEDROOM ONE



BEDROOM TWO



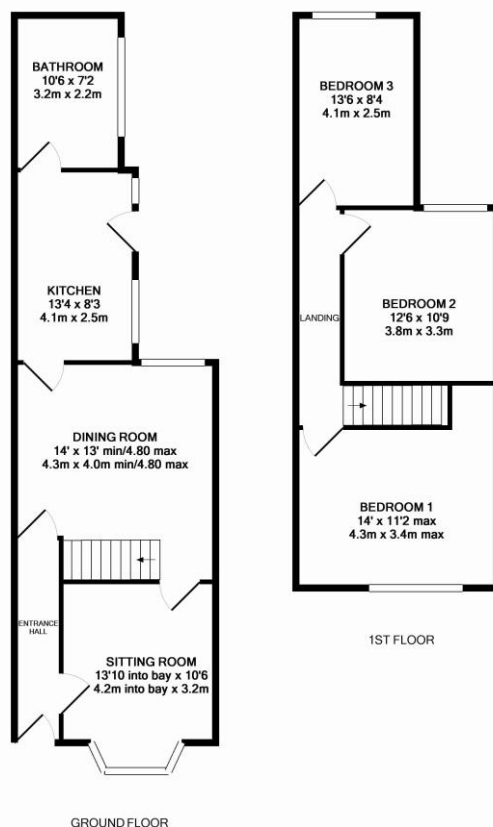
BEDROOM THREE



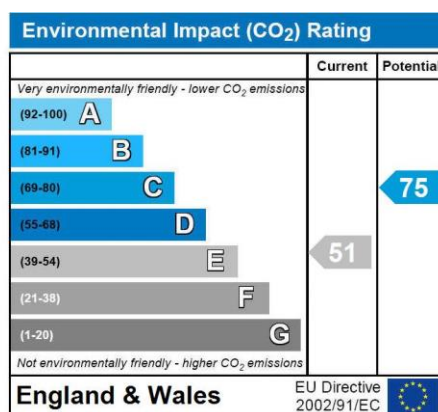
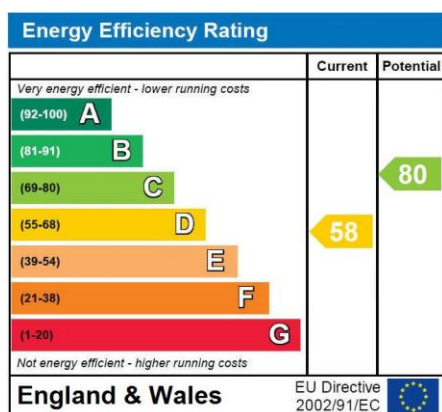
OUTSIDE



OUTSIDE



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**SERVICES:** The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

**DISCLAIMER:** Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract.

The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property

remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.



16221



Martin Maslin Estate Agents  
4/6 Abbey Walk  
Grimsby  
North East Lincolnshire  
DN31 1NB  
T: 01472 311000 F: 01472 340200  
E: office@martinmaslinestateagents.co.uk  
www.martinmaslinestateagents.co.uk