

# MARTIN MASLIN

22 SALSBURY AVENUE  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN34 4PX



Situated just off Littlefield Lane conveniently placed for local shops, a traditional semi detached house extended over the years to create a larger Kitchen and first floor Bathroom. Home to the same owner since it was built in 1960, a most cherished family home ideal for a first time buyer or investor requiring modernisation and updating offered with no forward chain. Benefitting from uPVC double glazing and gas central heating, the accommodation includes an Entrance Porch, Hall, through Lounge Diner, generous Kitchen, three Bedrooms and a good size fully tiled Bathroom with white suite. Standing in manageable gardens enjoying a pleasant south westerly aspect to the rear with a single Garage and a paved drive. EPC Rating -

£107,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

[www.martinmaslinestateagents.co.uk](http://www.martinmaslinestateagents.co.uk)

## GROUND FLOOR

### ENTRANCE PORCH

With uPVC double glazed doors and tiled floor. A further part glazed door gives access into the entrance hall.

### ENTRANCE HALL

**3.61m (11'10") x 1.73m (5'8")**

A pleasant hallway with a wrought iron staircase to the first floor providing useful meter cupboard. It has a radiator and coving to the ceiling.

### LOUNGE DINER

**4.22m (13'10") x 3.15m (10'4") narrowing to 2.44m (8'0")**

A spacious room featuring a central fireplace with tiled inlay to a living flame style gas fire. It has coving to the ceiling, two radiators and dual aspect windows.

### KITCHEN

**4.22m (13'10") x 2.44m (8'0")**

A good size kitchen requiring modernisation. Fitted with a range of base and wall mounted units having complementary work surfaces with stainless steel sink, taps and tile splash back. It has plumbing for an automatic washing machine, a gas cooker point and a wall mounted gas central heating boiler. The kitchen has dual aspect uPVC windows and a part glazed door onto the driveway.



LOUNGE DINER



LOUNGE DINER

## FIRST FLOOR

### LANDING

With a uPVC side window.

### BEDROOM ONE

**4.32m (14'2") into bay x 2.44m (8'0")**

A comfortable bedroom with built in wardrobes along one wall, coving to the ceiling, a radiator and a walk in uPVC bay window to the front elevation.

### BEDROOM TWO

**3.28m (10'9") x 2.49m (8'2") to wardrobes**

Fitted with sliding wardrobe doors, having overhead storage forming a central dressing table with drawers and mirror. It has a radiator and a uPVC double glazed rear window.

### BEDROOM THREE

**2.24m (7'4") x 1.83m (6'0")**

With a radiator and a uPVC double glazed window.

### BATHROOM

**3.15m (10'4") x 2.31m (7'7")**

A good size bathroom with modern tiling to walls and a white suite comprising close coupled w.c, pedestal wash hand basin and panel bath with an electric shower and rail/curtain. It has a radiator, loft access and a uPVC double glazed rear window.



KITCHEN



LANDING



## OUTSIDE

### SECTIONAL CONCRETE GARAGE

4.90m (16'1") x 2.82m (9'3")

With power and light, courtesy side door and up and over front door.

The property has a gravelled front garden set behind a brick and coping stone wall boundary whilst a paved driveway with limited access leads in turn to the garage. It has a small paved garden at the rear for ease of maintenance providing a valuable south westerly facing aspect.

## SERVICES

Mains gas, water, electricity and drainage are connected.

## CENTRAL HEATING

Comprises radiators as detailed above connected to the Icos gas central heating boiler located in the Kitchen.

## DOUBLE GLAZING

The property has the benefit of uPVC framed glazed windows with the exception of the rear door.

## LOCAL AUTHORITY

North East Lincolnshire Council.

## COUNCIL TAX

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

## TENURE

Freehold - subject to Solicitors verification.

## VIEWING

By appointment through the Agents on Grimsby 311000.

## LOCATION AND AMENITIES

Salsbury Avenue is a quiet cul-de-sac located just off Littlefield Lane. It has a range of local shops and amenities close by and local buses serve the area.



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



BATHROOM



OUTSIDE



OUTSIDE

**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.



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