

MARTIN MASLIN

26 PARK AVENUE
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN32 0DQ



Situated on Park Avenue, just off Weelsby Road, this classic semi detached house offers extensive family size accommodation set within pretty gardens. With the benefit of gas central heating and uPVC framed double glazing the property offers some scope for presentational updating but its availability represents a great opportunity for a purchaser to make their own mark on a fine home. Briefly comprising: Entrance Lobby, Reception Hall, front Lounge, Dining/Sitting Room, Living Room, Dining Kitchen, Toilet, Landing, three double Bedrooms and excellent size Bathroom with separate shower cubicle. The established gardens are a delight with slate covered walkways, specimen shrubs, a Garden Room and Garage. Viewing recommended. EPC Rating - E

£220,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

The accommodation comprises: -

GROUND FLOOR

ENTRANCE LOBBY

RECEPTION HALL

A good size hallway from where the staircase with spelled balustrade leads to the first floor. There is a central heating radiator.

LOUNGE

3.78m (12'5") x 5.18m (17'0")into bay

A well proportioned room featuring a classic oak fire surround with a tiled inset and hearth and a Robinson Willey Trueflame gas fire. An arch opens into the front bay window and there is a central heating radiator and a picture rail.

DINING/SITTING ROOM

3.66m (12'0") x 3.00m (9'10")

A delightful room featuring a tall mahogany fire surround with an oval mirror and a tiled inset and hearth. There is a gas fire and patio style doors open to the side driveway area. Central heating radiator.

LIVING ROOM

3.96m (13'0") x 3.61m (11'10")plus bay

With recessed shelves, a Louis style fire surround with a Valor Homeflame gas fire and a central heating radiator.

DINING KITCHEN

3.61m (11'10") x 3.40m (11'2")

An almost square kitchen from where patio style doors open to the rear garden. The kitchen features a range of cream "tongue and groove" style wall and base cabinets with green marbled worksurfaces incorporating a single drainer stainless steel 1.5 bowl sink unit. Built in appliances comprise a Stoves Newhome oven and a Stoves Newhome 4 ring gas hob with extractor canopy above. There is space and provision for further freestanding appliances. There is a central heating radiator and a door leads out to the driveway side of the house.

TOILET

With a white w.c. and a vanity handbasin.

FIRST FLOOR

LANDING

BEDROOM ONE

5.11m (16'9") x 4.34m (14'3")

An excellent size bedroom with two front windows and a side window for additional natural light. There is an original firesurround and a central heating radiator.



RECEPTION HALL



LOUNGE



DINING/SITTING ROOM



LIVING ROOM

BEDROOM TWO

4.57m (15'0") x 3.61m (11'10")

(to front of wardrobes)

Positioned at the rear of the house and with three windows and two ranges of white wardrobes. There is a central heating radiator and within one of the cupboards there is an Ideal Esprit gas combination boiler. Central heating radiator.

BEDROOM THREE

3.66m (12'0") x 3.05m (10'0")plus bay

With an original fireplace, recessed shelves, a central heating radiator and a side bay window.

BATHROOM

2.64m (8'8") x 2.64m (8'8")

A light and spacious bathroom featuring a white suite comprising a panel bath, a w.c, a pedestal wash basin and a square shower cubicle with a chrome mixer shower. The walls feature striking blue tiling and there is a heated towel warmer.

OUTSIDE

GARAGE

A single garage with an additional store/garden room at the rear.

The house stands within rectangular shaped gardens which are well established and feature a diverse variety of shrubs, trees and plants. The front boundary of the property is formed by a brick wall and double gates open to the block paved driveway. A further pair of wooden double gates then enclose the side driveway area which leads to the garage. The rear garden is mainly covered with slate chippings which form delightful walkways amongst the magnificent planting schemes.

SERVICES

Mains gas, water, electricity and drainage are connected.

DOUBLE GLAZING

The house has the benefit of uPVC framed double glazing to the windows and doors.

LOCAL AUTHORITY

North East Lincolnshire Council.

COUNCIL TAX

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

TENURE

Freehold - subject to Solicitors verification.

VIEWING

By appointment through the Agents on Grimsby 311000.



DINING KITCHEN



DINING KITCHEN



BEDROOM ONE



BEDROOM ONE

LOCATION AND AMENITIES

The property is located on the western side of Park Avenue which leads southwards off Weelsby Road. All the facilities of central Grimsby are within reach and the property is particularly convenient for the Lisle Marsden Primary School and the beautiful Peoples Park.



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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