

MARTIN MASLIN

FIRST FLOOR APARTMENT
75A WEELSBY ROAD
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN32 0PY



A spacious and well presented first floor apartment found in this central residential area, converted from a traditional 1930's semi-detached house. Ideal for the professional couple or retirement, offering safe and secure accommodation with its own private side access and no garden to worry about. The property has been recently redecorated throughout, complimented by fashionable laminate flooring and high ceilings. Briefly comprising of a private entrance Lobby with staircase to the first floor level. A spacious landing serves a generous L shaped Lounge- Diner with feature fireplace and windows overlooking the front aspect. It has an L shaped Kitchen with range of shaker style cabinets and breakfast bar, two large Double Bedrooms with built in cupboards and a Bathroom with a coloured suite. The property can be purchased independently or together with the ground floor apartment if required. ****ONLY PART OF THE PHOTOGRAPH SHOWN IS OFFERED FOR SALE****. No chain. EPC Rating - E

£99,500

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

The accommodation comprises:

ENTRANCE LOBBY

A side uPVC entrance door gives access to its own private lobby with return staircase to the first floor landing.

FIRST FLOOR LEVEL

A lovely spacious and bright landing featuring a spelled balustrade with deep stairwell and uPVC double glazed side window. A fashionable laminate floor continues through to all rooms.

LANDING

LOUNGE

5.08m (16'8") x 3.91m (12'10") widening to 5.13m (16'10") in the dining area.

A wonderful L shaped room featuring a Louis style fire surround with conglomerate marble style inlay and hearth housing an electric fire. Tastefully decorated in pastel colours with coving to the ceiling, two radiators and two uPVC double glazed windows.

KITCHEN

3.68m (12'1") x 2.01m (6'7") extending to 3.71m (12'2")

An L shaped kitchen fitted with a range of light beech shaker style cabinets with complimentary work surfaces and stainless steel sink with mixer taps and a tiled splash back. It has a fitted breakfast bar, with a uPVC double glazed side window overlooking the garden below. There is a space for a slot in cooker, plumbing for an automatic washing machine and plenty of storage. The kitchen has two radiators and access to the loft space.

BEDROOM ONE

4.57m (15'0") x 3.40m (11'2")

A lovely sized master bedroom with fitted wardrobes forming a dressing table with overhead storage, fashionable laminate floor, a radiator and a uPVC double glazed front window.

BEDROOM TWO

3.71m (12'2") x 3.43m (11'3")

This room has built in triple wardrobes, one concealing the central heating boiler. It has a fashionable laminate floor, a radiator, coving to the ceiling and a uPVC double glazed side window.

BATHROOM

2.87m (9'5") x 1.88m (6'2")

A reasonable sized bathroom with panelling to dado height and a fashionable laminate floor. Comprising of a close coupled w.c, a pedestal wash hand basin and a panel bath with shower attachment and a glass screen. There is recessed lighting and two uPVC double glazed windows.



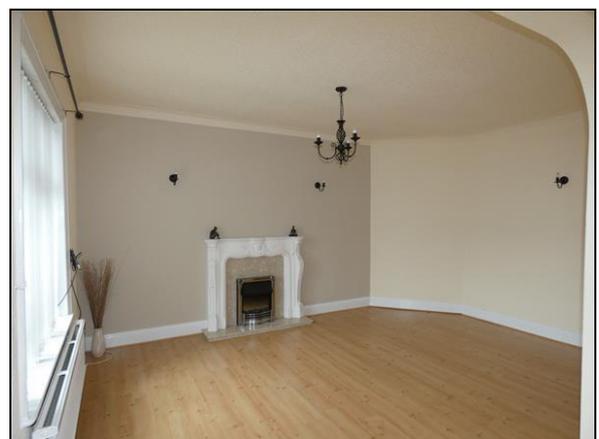
ENTRANCE LOBBY



FIRST FLOOR LEVEL



LANDING



LOUNGE

SERVICES

Mains gas, water, electricity and drainage are connected.

CENTRAL HEATING

All radiators are connect to the combination gas central heating boiler located in bedroom two.

DOUBLE GLAZING

The property has the benefit of uPVC framed glazing.

LOCAL AUTHORITY

North East Lincolnshire Council

COUNCIL TAX

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

TENURE

We are informed by the present Owner the property is Leasehold, the current lease is 99 years from the 5th or March 1982. We are also informed that the current Owner is prepared to extend the lease as required.

VIEWING

Strictly by appointment through the Agents on Grimsby 311000.



DINING AREA



KITCHEN



KITCHEN



BEDROOM ONE

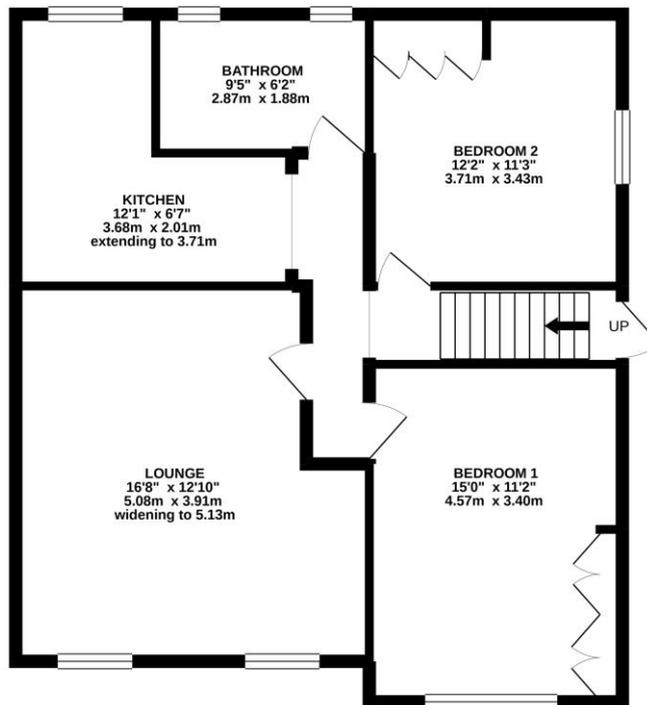


BEDROOM TWO



BATHROOM

GROUND FLOOR
746 sq.ft. (69.3 sq.m.) approx.



TOTAL FLOOR AREA: 746 sq.ft. (69.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms and any other details 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 herein 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.



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