



Cumberland Avenue, Grimsby, DN32 0BT

FOR SALE - £395,000

CanTERS

Chartered Surveyors

Found within this highly regarded and much sought-after residential district being well placed for the town centre is this individual bay fronted **FOUR BEDROOM DETACHED HOUSE** constructed in the 1924 with accommodation over three floors.

Retaining many original features including panelling to walls, cornices and coving the spacious accommodation briefly comprises, entrance hall, sitting room, dining room, living room, kitchen and utility/cloak-room to the ground floor. to the first floor is a master bedroom with walk in wardrobe, two further bedrooms and a family bathroom. to the second floor is a fourth bedroom with a further room off which could be utilised as a study/dressing area. The property also features gas fired central heating system, security alarm and both timber sash and UPVC windows.

Manningtree is ideally located for a number of amenities and facilities including Peoples Park, the town centre, hospital, college, and schools including Lisle Marsden, St Martins Preparatory School and St James Choir School.

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| Open Porch | With original tiled floor |
| Hallway | With hardwood part glazed entrance door, matching side lights with feature circular window to side aspect and black and white tiled floor. Understairs storage cupboard containing a Viessmann combination boiler installed in 2020 and hanging space. |
| Cloakroom/Utility | 2.09m x 1.96m With continuation of the tiled floor and white low flush WC. Fitted with base and wall units with inset white sink unit and mixer tap over. Space for a washing machine. |
| Sitting Room | 4.10m x 4.08m (excluding bay) This lovely room found to the front of the property has a feature fireplace with wooden surround, cast iron back and marble hearth incorporating a solid fuel fire. There is a range of bespoke fitted shelving together with decorative ceiling and picture rail. Window to side aspect and a large walk-in bay window to the front overlooking the garden. |
| Living Room | 4.97m x 3.48m Situated to the side with feature fireplace, wooden surround, tiled hearth and inset living flame gas fire. Walk in bay window to the side and coving to the ceiling. |
| Kitchen | 5.30m x 3.61m Well fitted with a range of cream wall cupboards and base units with contrasting worktops incorporating a double drainer sink unit with mixer tap over. Integrated dishwasher and a Rangemaster five ring double oven and extractor over. Tiled splashbacks and coving to the ceiling. Dual aspect windows and a UPVC double glazed door which leads out to the driveway. |
| Dining Room | 3.38m x 3.28m With oak engineered flooring and coving to the ceiling. Two UPVC double glazed doors open out to the raised decked patio area. |

A return staircase with oak handrail and balustrades leads to the landing with three bedrooms off.

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|------------------------|--|
| Bedroom 1 | 4.14m x 4.14m With coving and picture rail together with feature fireplace with wooden surround, cast iron back and tiled hearth. A doorway leads into the... |
| Dressing Room | 2.00m x 1.80m (to wardrobes) With a range of fitted wardrobes and coving to the ceiling. |
| Bedroom 2 | 3.81m x 3.20m With picture rail and window to side aspect. |
| Bedroom 3 | 3.10m x 2.64m With picture rail and coving to the ceiling. Window to side aspect. |
| Family Bathroom | 2.46m x 1.83m With suite comprising claw foot bath with shower over, concealed cistern WC, wall mounted wash hand basin with mixer tap over and chrome towel rail/radiator. Tiled walls and a contrasting tiled floor. |

Stairs from the landing lead to the second-floor landing with Velux roof light and eaves storage.

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| Bedroom 4 | 3.75m x 3.62m (restricted head height in part) With Velux roof light, eaves storage and electric wall mounted radiator. |
| Study Area | 5.00m (max width) x 2.10m (max plus alcove) With Velux roof light. |

Outside The property stands back with the front garden being laid partly to lawn with deep borders containing a variety of established plants and shrubs. A paved driveway leads via two timber gates to the garage with twin timber doors, personnel door, and outside lights. The large westerly facing rear garden is laid predominantly to lawn with a raised decked patio area and borders containing plants and shrubs.

NB: Please note we are advised by the vendor that all curtains, carpets, and light fittings are included in the sale.

Tenure We are verbally advised that the property is freehold and we are awaiting formal confirmation from the vendors solicitor.

Council Tax Band: 'E'

NB: This can be reviewed by the Local Authority.

EPC Rating: 'E' (51)

FURTHER INFORMATION AND TO VIEW:

Viewing by appointment only, contact James Chisholm james@canters.co.uk 01472 356143.



Hallway



Sitting Room



Sitting Room

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Property Inspected: 18/02/2022

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ADDITIONAL PHOTOS & PLANS



Living Room



Kitchen



Kitchen



Dining Room



Bedroom 1



Bedroom 1

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ADDITIONAL PHOTOS & PLANS



Bedroom 2



Bedroom 3



Family Bathroom



Loft



Front Garden



Rear Aspect

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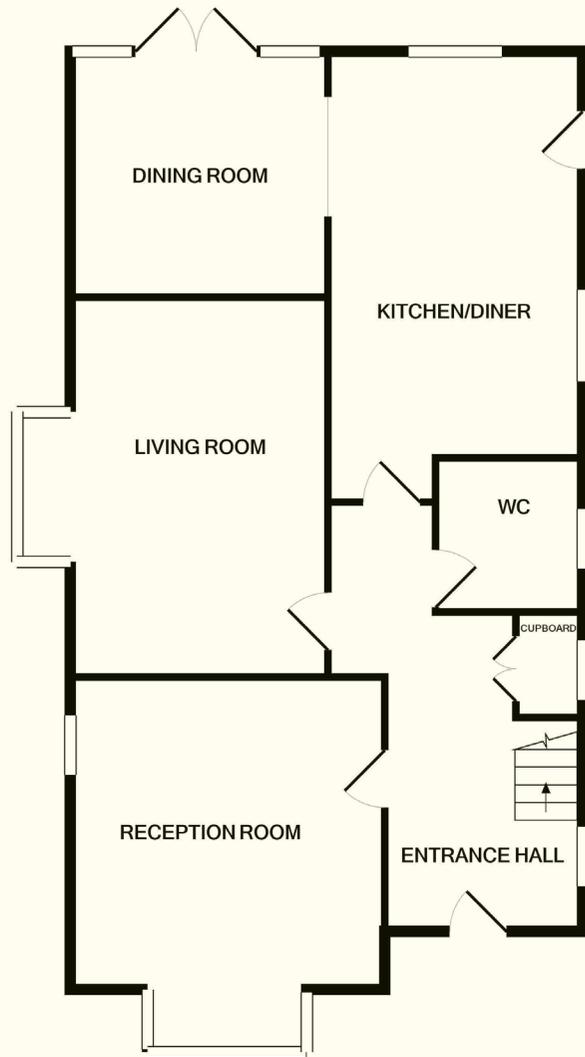
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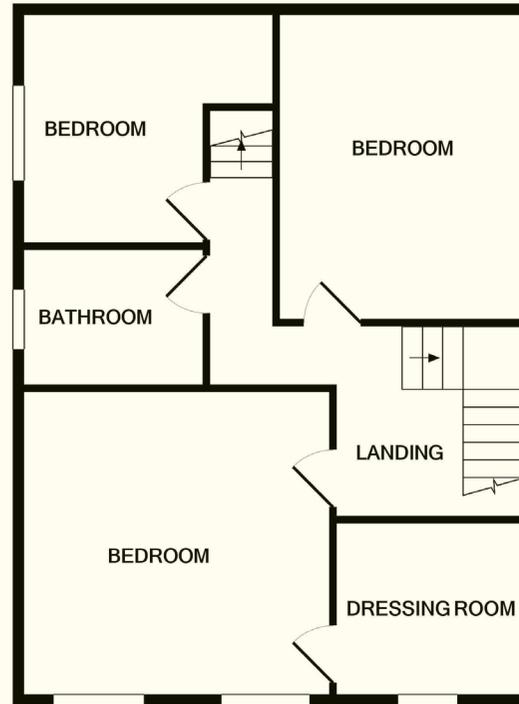
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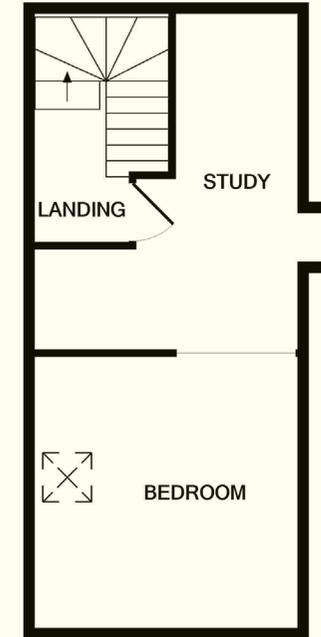
ADDITIONAL PHOTOS & PLANS



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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