

MARTIN MASLIN

97 ABBEY ROAD
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN32 0HN



Situated on Abbey Road in the heart of Grimsby this classic Victorian residence, formerly occupied as a convent for many years, provides extensive levels of accommodation all set within surprisingly good size grounds. The property displays classic architectural grandeur from the late 19th century and this fine residence can meet the needs of the largest of families. Briefly comprising: - Reception Hall, Drawing Room, Dining Room, Sitting Room, Study/Storeroom, Breakfast Room, Kitchen, Utility, Landing, SEVEN Bedrooms, Bathroom and Shower Room. Vehicular access is via Brighowgate at the rear and the established grounds include a Double Garage and a large workshop/store. Some remedial work is now required to bring the property back to its best and viewing recommended to appreciate the space and potential. IMPORTANT - Please note the internal photographs within this brochure were taken prior to the removal of the furniture. EPC Rating - E

£410,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

GROUND FLOOR

RECEPTION HALL

A centrally positioned hallway from where the staircase with a spindle balustrade leads to the first floor via a half landing. There is wall panelling beneath dado rail height and a central heating radiator.

DRAWING ROOM

7.37m (24'2")max x 4.52m (14'10")

A split level room featuring three quarter height panelling and a central mahogany finish fireplace. There is a wide bay window plus an electric storage heater and two central heating radiators.

DINING ROOM

6.71m (22'0")max x 4.22m (13'10")

A good size room featuring a white fireplace with a tiled inset, a bay window and two central heating radiators.

SITTING ROOM

4.57m (15'0")max x 4.22m (13'10")

A lovely room with a bay window overlooking the rear garden and an ornate mahogany fireplace extending to the sides to form book/display shelves. There is an electric fire and a central heating radiator.

INNER LOBBY

With an under stairs cupboard.

REAR ENTRANCE LOBBY

With a door leading outside.

CLOAKROOM

With a white w.c, a corner handbasin and an electric heater.

STUDY/STOREROOM

3.66m (12'0") x 3.25m (10'8")

BREAKFAST ROOM

4.83m (15'10") x 3.66m (12'0")

A good size room fitted with wall mounted shelves, recessed glazed cupboards and further storage cupboards. A door opens to the second staircase which leads to the first floor.

KITCHEN

5.49m (18'0") x 3.10m (10'2")

Comprehensively equipped with a range of medium oak wall and base cabinets with cream worktops incorporating a sink unit. Built in appliances comprise an oven and an electric ceramic hob set into a peninsular unit with a curved glass extractor canopy above. The floor is tiled, a door leads outside and there is a central heating radiator.

UTILITY ROOM

3.12m (10'3") x 2.18m (7'2")

Fully tiled and with provision for appliances.



RECEPTION HALL



DRAWING ROOM



DRAWING ROOM



DINING ROOM

FIRST FLOOR

LANDING

A central landing area with a corridor style landing then leading to the rear bedrooms. There is a good size walk in storage cupboard.

BEDROOM ONE

5.56m (18'3") x 4.57m (15'0")

A large bedroom positioned at the front of the house and with a handbasin, a range of white wardrobes and a central heating radiator.

BEDROOM TWO

4.22m (13'10") x 3.66m (12'0")

A good double bedroom with a handbasin, white wardrobes and a central heating radiator.

BEDROOM THREE

4.22m (13'10") x 3.51m (11'6")

With white wardrobes and a central heating radiator.

BEDROOM FOUR

3.66m (12'0") x 3.56m (11'8")

With cream wardrobes, a handbasin and a central heating radiator.

BEDROOM FIVE

3.66m (12'0") x 2.97m (9'9")

Situated at the rear of the house and with a range of beech finish wardrobes and a handbasin.

BEDROOM SIX

3.48m (11'5") x 2.44m (8'0")

Centrally positioned at the front of the house and with a handbasin, a double wardrobe and a central heating radiator.

BEDROOM SEVEN

2.74m (9'0") x 2.74m (9'0")

With a washbasin and a central heating radiator.

BATHROOM

3.35m (11'0") x 1.70m (5'7")

Part tiled and with a white suite comprising a panel bath, a vanity handbasin and a w.c. There is a central heating radiator.

SHOWER ROOM

With a white suite comprising a w.c., a small handbasin and a shower cubicle housing the Triton electric shower. The walls are fully tiled

OUTSIDE

DOUBLE GARAGE

A timber structure with two pairs of double doors and an additional storage area.

BRICK STORAGE BUILDING/WORKSHOP

With a slate roof and a side door.



SITTING ROOM



BREAKFAST ROOM



KITCHEN



BEDROOM ONE

The house stands within excellent size gardens which extend through from Abbey Road at the front to Brighowgate at the rear. Vehicular access is via Brighowgate and there is space for enclosed parking in addition to the double garage itself. The gardens are mature and established with a diverse variety of trees, shrubs and plants and with an electric gate to the rear.

SERVICES

Mains gas, water, electricity and drainage are connected and the property has the benefit of gas central heating and uPVC framed double glazing to some of the windows. A security alarm is installed and the property falls within the jurisdiction of North East Lincolnshire Council, is currently Council Tax Band E and is believed to be Freehold – subject to Solicitors verification.

LOCATION AND AMENITIES

The property is located towards the Bargate end of Abbey Road within walking distance of the facilities of central Grimsby. Well regarded private schools on Bargate are within reach and regular buses serve the general areas.

PLEASE NOTE

An adjoining property has obtained planning permission to build an additional property in their rear garden accessed via Brighowgate. This may be an option for No 97 subject to obtaining all necessary permissions and approval.

VIEWING

By appointment through the agents on Grimsby 311000.



BEDROOM TWO



BEDROOM FOUR



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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