

MARTIN MASLIN

313 WEELSBY STREET
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN32 8AE



Situated on Weelsby Street between Roberts Street and Eleanor Street this mid terrace house offers comfortable accommodation with gas central heating and uPVC framed double glazing. A notable feature of the property is the undeniably huge main open plan living space with a central staircase and plenty of room for sitting, dining and relaxing. Briefly comprising:- Entrance Lobby, 25'5 Lounge/Diner, Kitchen with cream units and built-in appliances, Utility Room, three Bedrooms and Bathroom with a white suite. The rear garden is part laid to decking and part block paved and there is a useful brick storage building. EPC Rating - D.

£69,950

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

The accommodation comprises:-

GROUND FLOOR

ENTRANCE LOBBY

LOUNGE/DINER

7.75m (25'5") x 3.96m (13'0")

A spacious open plan style room featuring a central staircase with ranch style balustrade. There is a white Louis style fireplace and there are two central heating radiators.

KITCHEN

3.89m (12'9") x 2.39m (7'10")

Comprehensively equipped with a range of cream wall and base cabinets with butchers block style worksurfaces incorporating a single drainer stainless steel 1.5 bowl sink unit. Built-in appliances comprise an Indesit electric oven and a 5 ring gas hob with extractor above. A door leads outside and a cupboard houses the Easiheat gas combination boiler.

UTILITY ROOM

2.39m (7'10") x 1.42m (4'8")

Positioned beyond the Kitchen and with space for freestanding appliances.

FIRST FLOOR

LANDING

BEDROOM ONE

3.96m (13'0") x 3.17m (10'5")

A good size front bedroom extending across the full width of the house and with a central heating radiator and a useful storage cupboard.

BEDROOM TWO

3.51m (11'6") x 3.12m (10'3")

With a central heating radiator.

BEDROOM THREE

2.39m (7'10") x 1.70m (5'7")

A single bedroom ideal as a nursery or study perhaps. There is a central heating radiator.

BATHROOM

1.57m (5'2") x 1.96m (6'5")

With part tiled and part PVC panelled walls and featuring a white suite comprising a panel bath with a mixer shower tap, a pedestal washbasin and a W.C. There is a central heating radiator.

OUTSIDE

To the front of the house there is a small gravelled garden whilst to the rear there is a larger garden which is part block paved and part laid to decking. There is a brick built storage building within the rear garden.



LOUNGE/DINER



LOUNGE/DINER



LOUNGE/DINER



KITCHEN

GENERAL INFORMATION

Mains gas, water, electricity and drainage are all connected and broadband speeds and availability can be assessed via Ofcom's checker website. Central heating comprises radiators as detailed above connected to the Easiheat gas combination boiler in the kitchen and the property has the benefit of uPVC framed double glazing. The Local Authority is North East Lincolnshire Council and the property is in Council Tax Band A. The tenure is Freehold subject to Solicitors verification.

VIEWING

By appointment through the Agents on Grimsby 311000. A video walkthrough with commentary can be seen on Rightmove and the Martin Maslin website.

LOCATION AND AMENITIES

The property is located on Weelsby Street between Eleanor Street and Roberts Street. Local shopping facilities are available close by and regular buses serve the general area.



KITCHEN



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



BATHROOM



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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