

MARTIN MASLIN

40 JULIAN STREET
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN32 8BG



As Agents we are pleased to offer this superb two bedroom mid terrace house for sale, ideal for a First Time Buyer or Investor, found within this popular area of Grimsby. Updated and modernised by the present owner it now offers comfortable accommodation which has been replastered and decorated with neutral carpets. It has a newly fitted kitchen and bathroom and benefits from uPVC framed double glazing and a gas central heating system complete with a recently fitted boiler. Briefly comprising: Entrance Hall with staircase, two pleasant Reception Rooms, a smart fitted Kitchen with oven and hob, and a ground floor Bathroom with a white suite. Upstairs there are two good size Bedrooms, one with a walk-in wardrobe. Outside there is a paved rear garden which is screened by a wall and fencing enjoying a southerly aspect. The property is realistically priced and in ready to move into condition, offered with NO FORWARD CHAIN. EPC Rating - .

£69,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

A uPVC double glazed front door gives access to the entrance hall.

ENTRANCE HALL

With a radiator and staircase to the first floor.

SITTING ROOM

3.40m (11'2") x 3.00m (9'10")

A pleasant room with a radiator and a uPVC double glazed front window.

DINING ROOM

3.99m (13'1") x 3.58m (11'9")

A good size room with a radiator, understairs storage and a uPVC double glazed rear window.

KITCHEN

3.17m (10'5") x 2.57m (8'5")

A well fitted modern kitchen with a range of white base and wall mounted units with light grey laminate worktops incorporating a stainless steel sink with mixer taps and matching upstands. Built-in appliances include a ceramic hob with overhead stainless steel extractor fan and light and matching backplate. It has a single electric oven and plumbing for a washing machine. The kitchen has a vinyl floor, a radiator, a uPVC double glazed side window and further double glazed door onto the rear garden.

BATHROOM

2.57m (8'5") x 1.32m (4'4")

A modern bathroom situated just off the kitchen with a white suite comprising W.C, pedestal washbasin and a panel bath with shower over and a folding screen. It has tiling to the splashback areas, a chrome heated towel rail, wall heater and a uPVC double glazed rear window.

LANDING

BEDROOM ONE

4.01m (13'2") x 3.66m (12'0")

A large double bedroom with a built-in storage cupboard housing the Ideal combination central heating boiler. It has a radiator and a uPVC double glazed rear window.

BEDROOM TWO

4.01m (13'2") x 3.43m (11'3")

Another good size bedroom with a walk-in storage cupboard providing access to the loft space. It has a radiator and a uPVC double glazed front window.

OUTSIDE

The property enjoys a predominantly south facing rear garden, paved with a brick wall and fencing to the perimeter. A rear gate provides pedestrian access.



ENTRANCE HALL



SITTING ROOM



DINING ROOM



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 Ideal combination boiler located in Bedroom one (installed in 2022) and the property has the benefit of uPVC framed double glazing. The Local Authority is the North East Lincolnshire Council and 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 tour with commentary can be seen on Rightmove and the Martin Maslin website.



KITCHEN



BATHROOM



BEDROOM ONE



BEDROOM TWO



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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