

MARTIN MASLIN

93 COLUMBIA ROAD
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN32 8ED



ATTENTION INVESTORS/DEVELOPERS!!

A traditional bay fronted mid terrace house situated on Columbia Road lying just off Humberston Road within this popular residential area of Grimsby. Requiring some modernisation and updating the property provides scope to improve to taste providing a good size family home benefitting from a gas central heating system and uPVC double glazing. Briefly comprising an Entrance Hall opening into the spacious through Lounge Diner extending to 23'0" in length where the staircase leads to the first floor. It features a good size Kitchen with a range of shaker style cabinets in a light beech finish with freestanding cooker and extractor fan over. Adjacent is a Utility Room with a combination central heating boiler and separate w.c. On the first floor, a split level landing serves three bedrooms and a fully tiled bathroom with white suite. Outside there is a lawned rear garden. A great project for a discerning buyer, offered with immediate vacant possession. Offers invited around £75,000. EPC Rating – D.

£70,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

GROUND FLOOR

A uPVC double glazed front door leads into:

ENTRANCE HALL

With coving to the ceiling, complementary dado rail and meter cupboard.

THROUGH LOUNGE

7.01m (23'0")max in length

LOUNGE AREA

3.43m (11'3") x 3.00m (9'10")

Featuring a Louis style fireplace with gas fire, coving to the ceiling, a radiator and a uPVC double glazed bow window.

DINING AREA

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

Open plan to the lounge area with staircase leading to the first floor. There is a radiator and a uPVC double glazed rear window.

KITCHEN

4.72m (15'6") x 2.64m (8'8")

A good size galley style kitchen fitted with a range of shaker style cabinets in a light beech finish with contrasting black worksurfaces incorporating a 1.5 bowl stainless steel sink with mixer taps and water filter. There is an attractive brick bond tiled splashback, a freestanding Kenwood stainless steel range cooker with matching backplate and overhead extractor fan, built-in wine rack, plumbing for an automatic washing machine and space for an undercounter fridge. It has a useful understairs storage cupboard and a uPVC double glazed side window. An open doorway leads to the:

UTILITY ROOM

1.68m (5'6") x 1.24m (4'1")

With worksurface, built-in storage cupboard and a wall mounted gas central heating boiler. There is a uPVC window and further double glazed door onto the garden.

SEPARATE W.C.

With low flush w.c (unaware of working condition).

FIRST FLOOR

LANDING

A split level landing serves three bedrooms and a bathroom. There is a radiator and access to the loft space.

BEDROOM ONE

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

A good size double bedroom with a radiator and a uPVC double glazed front window.

BEDROOM TWO

3.43m (11'3") x 3.10m (10'2")

With a radiator and uPVC double glazed rear window.



ENTRANCE HALL



THROUGH LOUNGE



LOUNGE AREA



DINING AREA

BEDROOM THREE

2.64m (8'8") x 1.60m (5'3") extending to 2.16m (7'1")

A small room with a radiator and a uPVC double glazed rear window.

BATHROOM

With a white suite comprising close coupled w.c, pedestal wash hand basin and panelled bath with thermostatic Mira shower. It has tiling to the walls and a uPVC double glazed side window.

OUTSIDE

The property has a small paved front garden with a wall and part fenced lawned rear garden.

GENERAL INFORMATION

Main gas, water, electricity and drainage are connected. Central heating comprises radiators as detailed above connected to the Vokera Easi-Heat Plus central heating boiler located in the Utility Room. The property has the benefit of uPVC framed double glazing. The Local Authority is the North East Lincolnshire Council and our enquiries with the Local Authority indicate the property to be in Council Tax Band A. The tenure is Freehold subject to Solicitors verification.

VIEWINGS

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



KITCHEN



KITCHEN



UTILITY ROOM



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



BATHROOM



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.



24113



Martin Maslin Estate Agents
4/6 Abbey Walk
Grimsby
North East Lincolnshire
DN31 1NB
T: 01472 311000 F: 01472 340200
E: office@martinmaslinestateagents.co.uk
www.martinmaslinestateagents.co.uk