

MARTIN MASLIN

**21 MANOR AVENUE
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN32 0QR**



As Agents we are delighted to present this wonderful example of Edwardian architecture dating back to 1901, crafted to perfection blending timeless elegance with a changed visionary. Sympathetically updated by the present owner to create a wonderful home of character boasting three individual Reception Rooms, two Bathrooms and four/five Bedrooms. No.21 is both eye catching and simply stunning on all levels according the Agents and offers spacious accommodation retaining many original features. Including a magnificent Hallway and staircase with an Encaustic tiled floor, an elegant bay windowed Sitting Room and Snug with French doors each with ornate fireplaces. There is an excellent Dining Room, an upgraded Shower Room, a traditional Kitchen and a valuable Utility Room. Upstairs a split level Landing serves a lovely Bathroom and four good sized Bedrooms (the main front Bedroom with its own entrance providing Study/Nursery fifth Bedroom). Meanwhile, outside is a charming west facing courtyard rear garden ideal for entertaining. The property can be found lying just off Abbey Road within walking distance of the town centre and Peoples Park. A unique opportunity which must be viewed to appreciate its full potential.

£189,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

A uPVC double glazed door leads into the Entrance vestibule with the original tiled floor.

RECEPTION HALL

A beautiful and inviting hallway featuring the original Encaustic tiled floor where the Balustrade and Spindle staircase rises gracefully to a first floor part galleried Landing. It has Lincrusta panelling to the walls, a complimentary Dado rail and a radiator.

SITTING ROOM

4.29m (14'1") into bay x 3.89m (12'9")

A charming room featuring a stunning ornate polished fireplace with matching mirrored over mantle. It has a tile inlay and fitted gas fire flanked by a built in cupboard housing the gas meter. Featuring a deep ceiling cornice with picture rails, a radiator and a lovely Architect designed uPVC Bay front window.

SNUG

4.29m (14'1") x 3.43m (11'3")

A relaxing room with French doors opening onto the west facing rear garden. Beautifully decorated with bespoke built in shelves and a replica cast iron beautiful mahogany polished fireplace with cast iron tiled inlay to an open fire. It has a polished tiled floor and a radiator.

DINING ROOM

3.43m (11'3") x 3.35m (11'0")

A generous Dining Room positioned in the centre of this wonderful home ideal for entertaining. It has a recess fireplace, uPVC double glazed side window and a ceramic tile floor flowing through into the rear section of the house.

SHOWER ROOM

A refurbished shower room with a modern chrome and glass slipper screen, thermostatic shower, high flush W.C and wash basin.

KITCHEN

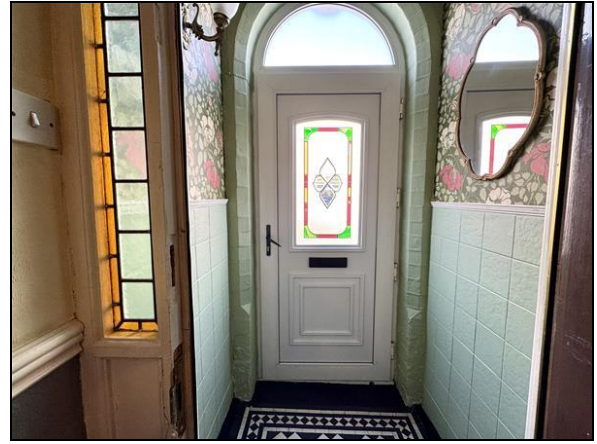
3.53m (11'7") x 3.35m (11'0")

Fitted with a range of traditional cabinets with a feature wall mounted glass display cabinet with open shelving. It has complimentary solid wood worktops incorporating a 1.5 bowl sink with mixer taps and tile splashback. It has underlighting to the units, space for a single cooker with a overhead extractor fan and light and a breakfast bar. There is space for freestanding appliances, a radiator and a uPVC double glazed side window. a Further part glazed door leads into the Utility Room.

UTILITY ROOM

2.97m (9'9") x 1.73m (5'8")

A good sized Utility Room with a valuable extra sink, worktops and plumbing for an automatic washing machine. It has tiled wall surround with a central heating boiler, radiator and single French double glazed door giving views and access onto the rear garden.



RECEPTION HALL



SITTING ROOM



SNUG

FIRST FLOOR LEVEL

With a lovely spelled Balustrade, complimentary Dado rail and useful built in storage cupboard. A door from the Landing provides access to the principle Bedroom and Study/Nursery.

BEDROOM ONE

3.66m (12'0") x 3.30m (10'10")

A lovely Bedroom facing the front with a uPVC bay window, cast iron tiled fireplace, ceiling cornice and picture rail and radiator.

STUDY/NURSERY

2.67m (8'9") x 1.83m (6'0")

A purpose built Study with bespoke work-top and built in storage above. It has a radiator and a uPVC double glazed front window.

BEDROOM TWO

3.66m (12'0") x 3.43m (11'3")

An excellent double bedroom with an accent adorned wall, radiator and a uPVC double glazed rear window. There is access to the loft space with a pull down ladder providing power and light.

BEDROOM THREE

3.35m (11'0") x 3.53m (11'7")

Another double bedroom with built in vanity sink unit, radiator and a uPVC double glazed rear window.

BEDROOM FOUR

2.39m (7'10") x 2.16m (7'1") ext to 9'2"

With built in wardrobes along one wall with sliding mirrored doors, a radiator and a single sash glazed window.

FAMILY BATHROOM

2.36m (7'9") x 1.93m (6'4")

A lovely bright and vibrant bathroom partly tiled featuring a white suite with pedestal wash basin, panelled bath with electric shower and folding screen. It has a radiator and a uPVC double glazed side window.

OUTSIDE

The front garden has a small paved area with a raised planter border set behind a brick and coping stone wall boundary. In the Agents opinion the rear garden forms one of the main attractions with its west facing aspect forming a lovely block paved courtyard with gravelled borders. This enclosed garden is ideal for entertaining and has additional storage to the side of the house.

VIEWING

Viewing is strictly via appointment through the Agents on Grimsby 311000. A video walkthrough tour with commentary can be seen on Rightmove and the Martin Maslin website.

LOCATION AND AMENITIES

Manor Avenue is situated close to the town centre lying just off Abbey Road. Regular buses serve the area and the town is within short walking distance.



DINING ROOM



KITCHEN



KITCHEN



BEDROOM ONE

GENERAL INFORMATION

Mains, gas, water, electricity and drainage are connected and broadband speeds and availability can be accessed via the Ofcoms checker website. Central heating comprises radiators as detailed above connected to the Logic Plus Combi 30 boiler situated in the Utility Room. The property has the benefit of uPVC framed double glazing with the exception of Bedroom four. IT falls within the jurisdiction of the North East Lincolnshire council and is in Council Tax Band - B. The tenure is Freehold subject to Solicitors verification.



STUDY/NURSERY



FAMILY BATHROOM



BEDROOM TWO



OUTSIDE



BEDROOM THREE

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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