

# MARTIN MASLIN

41 WOODSLEY AVENUE  
CLEETHORPES  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN37 9NN



Found in this popular area of Cleethorpes tucked away at the Southern end of a Woodsley Avenue. A traditional bay fronted semi detached house occupying a large rear garden ideal for families. The property has recently undergone a select scheme of updating including new plastering, a refurbished Kitchen and a smart bathroom with new carpets. The accommodation includes an Entrance Hall with staircase leading to the first floor level providing 3 Bedrooms and the Family Bathroom, a bay fronted Lounge, a delightful rear Lounge and a shaker style Kitchen with built in appliances. A lovely home ready to move straight into and offered with NO FORWARD CHAIN.

£194,950

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

[www.martinmaslinestateagents.co.uk](http://www.martinmaslinestateagents.co.uk)

The accommodation comprises;

A front canopied porch with exterior light. A smart composite front door leads directly into the Hallway.

#### **HALLWAY**

**4.44m (14'7") x 1.63m (5'4")**

Featuring a striking tiled floor and a panelled staircase to the first floor with useful cupboard under. There is a radiator, a feature uPVC side window and a further double glazed door onto the garden.

#### **FRONT SITTING ROOM**

**4.04m (13'3") into bay x 3.48m (11'5")**

A lovely room recently decorated and plastered with a feature walk-in uPVC bay window. It has a recess fireplace, coving to the ceiling and a radiator.

#### **REAR LOUNGE**

**4.34m (14'3") x 3.23m (10'7")**

A delightful room overlooking the rear garden. Recently decorated with a fashionable laminate floor, radiator and a uPVC double glazed window.

#### **KITCHEN**

**3.38m (11'1") x 2.08m (6'10")**

A refurbished Kitchen displaying a shaker style range of cabinets in a light walnut finish. Smart complimentary work surfaces incorporate a sink with mixer taps and brick bond style tiling. Built in appliances include a four ring ceramic hob with overhead extractor fan and light, single oven and grill and split level integrated fridge and freezer. There is a built in washing machine and provision for a tumble dryer. The kitchen has a modern tiled floor and a uPVC double glazed rear window.

#### **FIRST FLOOR**

##### **LANDING**

With a uPVC double glazed side window and access to the loft space.

##### **BEDROOM ONE**

**3.48m (11'5") x 3.20m (10'6")**

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

##### **BEDROOM TWO**

**3.48m (11'5") x 2.90m (9'6")**

A lovely bright bedroom with a radiator and a uPVC double glazed window overlooking the rear garden.

##### **BEDROOM THREE**

**2.03m (6'8") x 1.96m (6'5")**

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



HALLWAY



FRONT SITTING ROOM



REAR LOUNGE



KITCHEN



## BATHROOM

1.73m (5'8") x 1.65m (5'5")

A smart modern bathroom, fully tiled featuring a white suite comprising' W.C; modern vanity unit with cupboards beneath and a panelled bath with thermostatic shower and glass screen. It has a chrome heated towel rail, laminate floor and uPVC double glazed side window.

## OUTSIDE

The property has a paved front driveway, access via a shared approach. In the Agents opinion, the rear garden forms one of the main attractions of this property enjoying a large space ideal for the growing family with a further raised patio and shed ideal for entertaining. Fencing to the perimeters ensures privacy for the present owners.

## GENERAL INFORMATION

Mains, gas, water, electricity and drainage are connected, broadband speeds and availability can be accessed via the Ofcoms checker website. central heating comprises radiators as detailed above connected to the Worcester combination central heating boiler (located in the kitchen). The property has the benefit of uPVC framed double glazing and falls within the jurisdiction of the North East Lincolnshire Council. The Council Tax Band is - C and the tenure is Freehold subject to Solicitors verification.



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



OUTSIDE



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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