

MARTIN MASLIN

41 WHITGIFT WAY
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN37 9AJ



Found just off Queensway in this sought after pedestrian area of Grimsby, a delightful end of terrace house of four enjoying a lovely sunny position. A most cherished home to the same family for many years, now requiring some cosmetic updating and TLC. Ideal for a first time buyer or investor offered with no chain. The accommodation includes a good sized Hallway with return staircase and separate Cloakroom with W.C, a generous dual aspect Lounge with central fireplace and a Dining Kitchen with cream shaker style cabinets. Upstairs there are three good sized bedrooms and a bathroom with a traditional white suite. The property enjoys a pleasant outlook to the front with its own private fenced lawned garden. Meanwhile the rear garden is also appealing with its patio shaped lawn, greenhouse, sheds and south easterly facing aspect. A real gem not to be missed.

£89,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

The accommodation comprises;

A canopied porch with uPVC double glazed front door leading into the Hallway.

HALLWAY

3.05m (10'0") x 1.75m (5'9") ext to 12'9"

An inviting Hallway where the return staircase leads to the first floor. There is a radiator.

CLOAKROOM

A useful Cloakroom with a low flush W.C, wash basin and double glazed window. A further door leads to a store room where the boiler is situated.

LOUNGE

5.99m (19'8") x 3.17m (10'5")

A good sized Lounge featuring an attractive central tiled fireplace with polish surround housing an electric fire. It has coving to the ceiling, a radiator and a uPVC double glazed bow front window. In addition, there is a sliding patio door giving views and access onto the rear garden.

KITCHEN

3.86m (12'8") x 2.67m (8'9")

Fitted with a range of cream fronted shaker style cabinets some with glass displays. Complimentary work surfaces incorporate a stainless steel sink with mixer taps and tile splashback. There is a freestanding cooker with an overhead extractor fan and light and plumbing for an automatic washing machine. The kitchen has a ceramic tiled floor with space for a small table and chairs, a radiator and a double glazed door leading onto the rear garden.

FIRST FLOOR

LANDING

With two useful built-in storage cupboards.

BEDROOM ONE

4.22m (13'10") x 2.74m (9'0")

A good sized bedroom overlooking the rear garden with a radiator.

BEDROOM TWO

3.20m (10'6") x 3.05m (10'0") plus door recess

With a useful built-in storage cupboard and a wardrobe. There is a radiator and a uPVC double glazed window overlooking the front garden.

BEDROOM THREE

2.69m (8'10") x 2.06m (6'9")

A single bedroom with built-in storage cupboard, radiator and uPVC double glazed rear window.



HALLWAY



CLOAKROOM



LOUNGE



LOUNGE

BATHROOM

3.00m (9'10") x 1.40m (4'7")

A fully tiled bathroom with a white traditional suite comprising W.C, wash basin and enamel bath. It has an electric shower with a rail/curtain, a radiator and a uPVC double glazed front window.

OUTSIDE

The front garden enjoys a pleasant aspect overlooking gardens with its own fenced and wall front garden. To the rear is a pleasant south easterly facing rear garden designed for ease of maintenance with a patio, low planter walls and a shaped raised lawn. There is a greenhouse, a shed and fencing to the perimeters. A gate leads onto pedestrian access at the rear.

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 Valant combination central heating boiler (located in the ground floor W.C). The property has the benefit of uPVC frame double glazing and falls within the jurisdiction of the North East Lincolnshire Council and is in Council tax band - A. The tenure is Freehold subject to Solicitors verification.

VIEWING

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

LOCATION AND AMENITIES

Whitgift Way is a pedestrianism residential area lying just off Queensway. Local schools and shops are within walking distance.



KITCHEN



KITCHEN



BEDROOM ONE



BEDROOM THREE



BEDROOM TWO



BATHROOM



OUTSIDE



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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