

MARTIN MASLIN

**22 DREW AVENUE
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN32 0AY**



We are pleased to offer for sale this traditional semi-detached house, found in this sought after area lying just off Weelsby Avenue. A fantastic opportunity whether you are a first time buyer or investor looking to create a home tailored to your personal taste. In need of some love and modernisation, the property serves as a perfect blank canvas for a renovation project. Flexible accommodation including an Entrance Hall, and staircase with Cloakroom/W.C. There are two reception rooms include a front Dining Room and Sitting Room with French doors opening onto to a Conservatory and Rear Porch. It has a small but practical Kitchen with range of built-in appliances. Upstairs are two/three Bedrooms potentially to adapt as a Study/Nursery plus a good sized Shower Room with walk-in cubicle. The property enjoys a generous paved front driveway and has a lovely landscaped rear garden with artificial turf. Don't miss this opportunity to shape this traditional home into something special.

£145,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

FRONT ENTRANCE PORCH

An attractive brick and canopied entrance porch with uPVC double glazed door leading directly into the hallway.

HALLWAY

A lovely hallway where the spindle staircase rises to the first floor. It has a wood floor, radiator and cupboard under the stairs.

CLOAKROOM

Part tiled cloak room white suite comprising low flush W.C, wash hand basin and uPVC double glazed side window.

DINING ROOM

3.51m (11'6") into bay x 3.35m (11'0")

A pleasant front dining room with a brick open fireplace and radiator. It has a built in bench window seat with double glazed front window and fashionable laminate floor with an open doorway leading through to the sitting room.

SITTING ROOM

3.61m (11'10") x 3.00m (9'10")

Comfortable sitting room recently decorated with an attractive fireplace and tiled hearth. There is a decorative beamed ceiling, radiator and French single glazed doors opening onto the conservatory.

CONSERVATORY

5.00m (16'5") x 2.03m (6'8")

A spacious conservatory ideal for entertaining, built on a brick base with a fashionable laminate floor, double glazed windows and further French doors opening onto the rear garden.

ADJOINING REAR PORCH

1.85m (6'1") x 1.45m (4'9")

Currently used as a utility area with work top vent for tumble dryer and two glazed doors onto the gardens.

KITCHEN

2.46m (8'1") x 2.21m (7'3")

Small but practical kitchen fitted with a range of light oak fronted base and wall mounted units. Complimentary work surfaces incorporate a stainless steel sink with taps and panelled wall splash back. Built-in appliances include a Lamona four ring gas hob, with stainless steel chimney style extractor fan over, electric fan assisted oven and grill and there is plumbing for an automatic washing machine. The kitchen has a ceramic tile floor, coving to the ceiling and a glazed door opening into the conservatory.



HALLWAY



CLOAKROOM



DINING ROOM



SITTING ROOM

FIRST FLOOR

Spelled balustrade, radiator and uPVC double glazed window. There is access to the loft space.

BEDROOM ONE

3.61m (11'10") x 3.00m (9'10") maximum

A good sized bedroom with radiator and double glazed rear window.

BEDROOM TWO

2.67m(8'9") x 2.49m(8'2") widens (10'5") into doorway

Good sized second bedroom with fashionable laminate floor, two built-in storage cupboards, radiator and a double glazed front window.

BEDROOM THREE/ BOX ROOM

2.44m (8'0") x 1.52m (5'0") maximum

A small bedroom/study with built-in wardrobes forming a single bed recess. There is a radiator and double glazed front window.

SHOWER ROOM

3.12m (10'3") x 1.78m (5'10")

Good sized shower room with two piece white suite, comprising W.C, pedestal wash hand basin and double width walk in shower with sliding glass door. There is a chrome heater towel rail and double glazed side window.

OUTSIDE

The property enjoys a block paved driveway providing valuable off road parking set behind a brick and balustrade wall. In the Agents opinion, the rear garden forms one of the main attractions having being landscaped featuring an artificial lawn with patio and gravel borders. A lovely garden ideal for al-fresco entertaining.

SERVICES

Mains gas, water, electricity and drainage are connected, central heating comprises radiators detailed above connected to the Biasi accommodation central heating boiler located in the kitchen cupboard. The plot has the benefit of some uPVC double glazing and some double glazed windows set in hardwood frames. Local authority is the North East Lincolnshire Council, Council Tax is B. The tenure is Freehold - subject to Solicitors verification.

VIEWING

Viewing is strictly by appointment only through the Agents on Grimsby 311000.

LOCATION AND AMENITIES

The property is situated just off Weelsby Avenue within the locality of good schools and other local amenities.



SITTING ROOM



CONSERVATORY



KITCHEN



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE/ BOX ROOM



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.



25066



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