

MARTIN MASLIN

74 FAIRMONT ROAD
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN32 8DY



Situated on ever popular Fairmont Road this well proportioned mid terrace house provides comfortable accommodation with gas central heating and uPVC framed double glazing. The property has benefited from a recent programme of decorative updating including the installation of stylish panelling in the hall and the two daytime rooms and a brand new carpet in the main living area. Comprising:- Entrance Hall with staircase, Sitting Room linking to the Living Room, Kitchen with gloss white units and built-in appliances, Rear Lobby, ground floor Bathroom with white suite including a shower over the bath, Landing and three good size Bedrooms. The rear garden includes a newly laid turf lawn and a shed. Viewing recommended.

£89,950

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

The accommodation comprises:-

GROUND FLOOR

ENTRANCE HALL

Featuring stylish half panelled walls, a central heating radiator and the staircase leading to the first floor accommodation.

SITTING ROOM

3.20m(10'6")x2.87m(9'5")plus bay(5'7")x(2'2")

A lovely room at the front of the house with a bay window and a wall mounted Valor gas fire. The walls feature half panelling and there is a central heating radiator.

LIVING ROOM

3.91m (12'10") x 3.40m (11'2")

Linking directly in an open plan style to the Sitting Room and with a central heating radiator and a door to the kitchen

KITCHEN

3.48m (11'5") x 2.44m (8'0")

Equipped with a range of white wall and base cabinets with woodgrain pattern worksurfaces incorporating a single drainer stainless steel sink unit. Built-in appliances comprise a Lamona electric oven and a Lamona 4 ring gas hob with extractor canopy above. The floor is tiled and there is a central heating radiator and a wall mounted Ideal gas combination boiler. The walls are part PVC panelled.

BATHROOM

2.49m (8'2") x 2.21m (7'3")

With a white suite comprising a panel bath with mixer/shower tap, a pedestal washbasin and a W.C. The walls are part tiled and part PVC panelled and there is a central heating radiator and a shower screen.

FIRST FLOOR

BEDROOM ONE

3.96m (13'0") x 3.23m (10'7")

Extending across the full width of the house at the front and with a dado rail and a central heating radiator.

BEDROOM TWO

3.43m (11'3") x 2.36m (7'9")

With a central heating radiator.

BEDROOM THREE

3.35m (11'0") x 2.74m (9'0")

With a central heating radiator and a dado rail.



ENTRANCE HALL



SITTING ROOM



SITTING ROOM



LIVING ROOM

OUTSIDE

To the front of the house there is a gravelled area and a low brick wall whilst the rear garden is enclosed by fencing and a brick wall and includes a newly laid turf lawn, a gravelled area and a useful garden shed.

GENERAL INFORMATION

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

VIEWING

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

LOCATION AND AMENITIES

Fairmont Road links Carr Lane with Ladysmith Road and the property lies within reach of local shopping facilities and regular bus routes.



LIVING ROOM



KITCHEN



KITCHEN



KITCHEN



BATHROOM



BATHROOM



BEDROOM ONE



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



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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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