

MARTIN MASLIN

116 ALEXANDRA ROAD
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN31 1RN



Situated on Alexandra Road with vehicle access at the rear this mid terrace property provides well proportioned accommodation with gas central heating and uPVC framed double glazing. It is available with early vacant possession and comprises:- Entrance hall, front sitting room, linked living room, breakfast kitchen with woodgrain units and appliances, utility room, downstairs toilet, three bedrooms and upstairs bathroom with bath, basin and toilet. The rear garden is paved for vehicle parking and there is a useful garden shed. EPC rated E.

£80,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

THE ACCOMMODATION COMPRISES:- GROUND FLOOR

ENTRANCE HALL

From where the staircase leads to the first floor. There is a central heating radiator.

SITTING ROOM

2.97m (9'9") x 3.66m (12'0")

Positioned at the front of the house and featuring a painted slate traditional firesurround, a bay window and a central heating radiator. Glazed sliding doors link to the living room.

LIVING ROOM

2.92m (9'7") x 3.71m (12'2")

With a central heating radiator and a door linking through to the kitchen.

KITCHEN

2.59m (8'6") x 3.48m (11'5")

Comprehensively equipped with a range of woodgrain wall and base cabinets with slate effect worktops incorporating a one and a half bowl sink unit. Built in appliances include an oven, a four ring gas hob and an extractor canopy (not tested nor seen working) and there is a fitted breakfast table. The walls are part tiled.

UTILITY ROOM

1.93m (6'4") x 1.52m (5'0")

With a door leading outside and provision for a washing machine.

TOILET

With a white w.c. and basin.

FIRST FLOOR

LANDING

BEDROOM ONE

3.66m (12'0") x 3.96m (13'0")

At the front of the house and with a central heating radiator.

BEDROOM TWO

2.31m (7'7") x 3.66m (12'0")

With a central heating radiator.

BEDROOM THREE

2.62m (8'7") x 3.71m (12'2")

BATHROOM

1.83m (6'0") x 1.83m (6'0")

Fully tiled and with a white suite comprising a semi freestanding roll edge style bath, a pedestal washbasin and a w.c.

OUTSIDE

There is a small enclosed area to the front of the house whilst at the rear there is a paved garden with double gates opening to a roadway at the rear. There is a flower border to one side and a small garden shed.



SITTING ROOM



SITTING ROOM



LIVING ROOM



KITCHEN

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 logic gas combination boiler (not tested) and the property has the benefit of uPVC framed double glazing. It falls within the jurisdiction of North East Lincolnshire Council and is in Council Tax Band A. The tenure is believed to be 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

The property is located on the eastern side of Alexandra Road with Sainsburys supermarket directly behind. Grimsby Town Centre is within reasonable walking distance including the Freshney Place Shopping Centre.



KITCHEN



UTILITY ROOM



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



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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