

MARTIN MASLIN

31 ARTHUR STREET
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN31 2HS



A well presented mid terrace house found just off Lord Street, within walking distance of local shops and the town centre . Inside you will discover a lovely well cared for home fashionably decorated with modern laminate flooring, perfect for a first time buyer or investment opportunity. Briefly the accommodation includes an Entrance Porch serving a through Lounge Diner extending to 22'0" in length, including an attractive fireplace and feature open staircase to the first floor. beyond is a modern shaker style Kitchen with a Beech finish fitted with am oven and hob, integral fridge and there is a small Lobby with Utility area. Upstairs are two good sized Bedrooms and a large Family Bathroom suite in white with feature 'P' shaped bath and shower over. The property enjoys a south facing rear garden with a patio and ornamental wall. Viewing recommended.

Offers around
£59,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

ENTRANCE

A uPVC double glazed front door leads into the Entrance Porch with a cloaks area. Further door opening into an open plan Lounge Diner.

LOUNGE DINER

3.71m (12'2") x 3.12m (10'3")

A pleasant Sitting Area with a Louis style firesurround housing a recessed electric fire. It has coving to the ceiling, complimentary dado rail, a radiator and a uPVC double glazed front window. A fashionable laminate floor flows through an archway into the Dining Area.

DINING AREA

3.71m (12'2") x 3.38m (11'1")

With a feature balustrade and spindle staircase, rising to the first floor. It has a radiator, coving to the ceiling and a uPVC double glazed rear window.

KITCHEN

3.35m (11'0") x 2.39m (7'10")

Modern shaker style Kitchen in a light beat finish with chrome handles. Contrasting black speckled worksurfaces incorporate a one and a half bowl sink with mixer taps and tiled splashback. Built in appliances include a four ring gas hob, overhead extractor fan and light, single fan assisted oven and grill and an integrated refrigerator. The Kitchen has recess ceiling spotlights, radiator with fretted cover and a uPVC double glazed side window. Fashionable laminate floor flows through into the Utility/Lobby with plumbing for a washing machine. A further double glazed door leads onto the rear garden.

FIRST FLOOR LEVEL LANDING

Serving two Bedrooms and a Bathroom.

BEDROOM ONE

3.73m (12'3") x 3.12m (10'3")

A good sized double Bedroom facing the front. Well decorated with a radiator.

BEDROOM TWO

3.40m (11'2") x 2.79m (9'2")

With radiator and double glazed rear window.

BATHROOM

2.36m (7'9") x 2.34m (7'8")

Featuring a 'P' shaped panelled white bath with electric shower and curved glass screen. There is a close coupled w.c, pedestal wash handbasin with tiled splashback and radiator. A useful built in storage cupboard houses the Ideal combination central heating boiler.



LOUNGE DINER



LOUNGE DINER



DINING AREA



KITCHEN

OUTSIDE

A pleasant walled and fenced rear garden with raised gravel and ornamental wall. It enjoys a valuable south facing aspect with a gate leading to 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 Ideal combination central heating boiler located in the Bathroom cupboard. The property has the benefit of uPVC framed double glazing. It 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.

VIEWINGS

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



KITCHEN



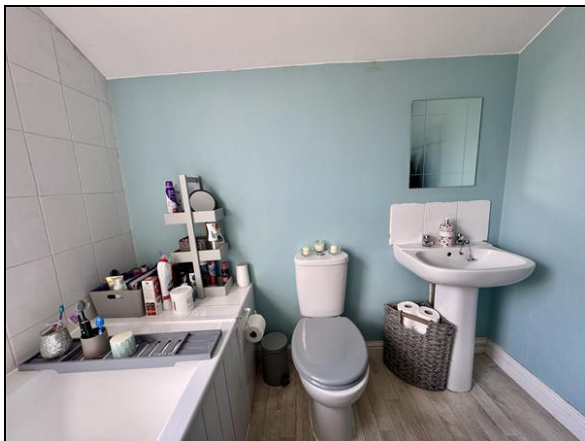
BEDROOM ONE



BEDROOM TWO



BATHROOM



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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