

ARGYLE

ESTATE AGENTS



8 Stow Close, Grimsby DN37 9EQ
Chain Free £125,000

- Semi Detached Bungalow
- Three Bedrooms
- Kitchen
- Lounge
- Bathroom
- Gas Central Heating
- uPVC Double Glazing
- Front Garden/Driveway
- Rear Garden

Occupying a quiet cul de sac position, an attractive three bedroom semi detached bungalow located off Crosland Road within this established residential area. The property benefits from gas central heating and uPVC double glazing and has well presented accommodation comprising; hallway, kitchen, bathroom, lounge with french doors onto the rear garden, double bedroom to the front, bay fronted second double bedroom or dining room, and a third single bedroom. Standing in pleasant gardens with driveway providing off road parking, and garage at the rear. Offered for sale with No Forward Chain... Viewing Recommended.

ENTRANCE HALLWAY

Access is at the side of the property via a uPVC door into the hallway, with wood effect flooring, radiator, storage cupboard and access to the insulated and boarded loft space.



KITCHEN

3.72 X 3.00 (12'2" X 9'10")

Fitted with wall and base units, and work surfaces incorporating a stainless steel sink/drainers and chrome mixer tap. Built-in electric oven and ceramic hob with extractor above. Plumbing for a washing machine and space for further appliances. Ceramic wall tiles and wood effect laminate flooring. Wall mounted gas central heating boiler. UPVC double glazed window overlooking the rear garden and a uPVC door to the side of the property.



LOUNGE

5.22 X 3.49 (17'2" X 11'5")

Situated at the rear, the lounge opens onto the garden via uPVC double glazed french doors. Feature brick fireplace with electric fire, decorative beams to the ceiling, wood effect laminate flooring, and radiator.



BEDROOM ONE

3.62 X 3.50 (11'11" X 11'6")

With a uPVC double glazed window to the front elevation, carpeted flooring and radiator.



BEDROOM TWO/DINING ROOM

3.85 X 3.08 (12'8" X 10'1")

A second double bedroom currently used as a dining room, with a uPVC double glazed bay window to the front elevation, wood effect laminate flooring and radiator.

BEDROOM THREE

2.68 X 1.82 (8'10" X 6'0")

With a uPVC double glazed window to the side elevation, and carpeted flooring.



BATHROOM

2.59 X 1.72 (8'6" X 5'8")

Fully tiled bathroom with a uPVC obscure glazed window to the side elevation. Fitted with a panelled bath with electric shower over, pedestal wash basin, low level w.c and radiator.



OUTSIDE

The property stands within good sized gardens with driveway at the front providing ample off road parking, lawn with planted borders and fenced/walled boundaries. Pleasant rear garden with paving, and lawn with mature borders. Garage, timber shed, greenhouse and fencing to the boundaries.

TENURE

We are advised by the vendor that the property is: Freehold Completion

However, prospective purchasers should have the tenure of this property confirmed by a solicitor

Additional Information

Local Authority: North East Lincolnshire Council Telephone 01472 313131

Services: All mains services are available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services.

Mortgage Advice: Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our office on 01472 603929 to arrange an appointment.

Viewing: By appointment with the sole selling agents ARGYLE ESTATE AGENTS 31 SEA VIEW STREET CLEETHORPES we recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

Viewing: Please ring us to make an appointment to view. Our opening times are:
Monday to Friday 9am to 5pm. Saturday 9am to 4pm. Sunday 11am to 1pm

Mortgage Information: We offer fully independent free mortgage and financial advice service.
Remember that your home is at risk if you don't keep up repayments on a mortgage or other loan secured on it.

DISCLAIMER – IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract and unless specifically stated otherwise, furnishings and contents are not included within this sale.

