

ARGYLE

ESTATE AGENTS



12 Whitby Drive, Grimsby DN32 9SS
£125,000

Key Features:

- Three Bedroom End Link Property
- Well Established & Central Area
- Spacious Modern Accommodation
- Kitchen, Through Lounge/Dining Room
- Two Double Bedrooms, Good Sized Third Bedroom
- Family Bathroom
- Gas Central Heating (New Boiler Fitted 2016)
- uPVC Double Glazing, Security Alarm System
- Off Road Parking, Spacious Rear Garden
- Storage Outbuilding At Rear

A spacious and well presented end link property located in this central position lying just off Ladysmith Road, close to Weelsby Woods and easy access to both Cleethorpes and Grimsby town centre. Well maintained throughout, the accommodation comprises entrance hall with solid wood floor, kitchen, and through lounge/dining room with modern fireplace. Three good sized bedrooms to the first floor all with built-in storage, and a family bathroom. Outside, the property benefits from off road parking at the front, and pleasant garden at the rear featuring an elevated decking area, and with outbuilding providing useful storage/utility space. Viewing Highly Recommended.



ENTRANCE HALLWAY

Access via uPVC entrance door into the hall with solid wood flooring, central heating radiator, understairs storage cupboard and carpeted staircase rising to the first floor.

KITCHEN

4.00 X 2.94 (13'1" X 9'8")

Fitted with light wood effect base and wall mounted units with contrasting work surfaces and tiled splashbacks. Stainless steel sink/drainage with chrome mixer tap, electric oven/grill and gas hob with chimney style extractor over. Integrated fridge/freezer, and plumbing for a dishwasher. Built-in tall storage cupboard. Tiled floor. Central heating radiator. UPVC window to the side elevation, and a uPVC door to the rear garden.

LOUNGE/DINING ROOM

8.28 X 3.73 (27'2" X 12'3")

A spacious dual aspect through room with a uPVC bay window to the front elevation and featuring a contemporary wall mounted 'Smartscape' gas fire. Central heating radiator, and carpeted floor. Dining room with continued carpeted floor, central heating radiator, and uPVC french doors to the rear garden.

FIRST FLOOR LANDING

With a uPVC window to the side elevation, central heating radiator, carpeted floor, and access to the loft space.

BEDROOM ONE

4.15 X 3.34 (13'7" X 10'11")

Benefiting from fitted wardrobes and overbed storage cupboards, plus a further built-in cupboard. Electric socket in situ for a wall mounted TV. UPVC window to the front elevation, central heating radiator and carpeted floor.

BEDROOM TWO

3.46 X 2.61 (11'4" X 8'7")

A second double bedroom, with a uPVC window to the rear elevation, two built-in storage cupboards/wardrobes, central heating radiator and carpeted floor.

BEDROOM THREE

3.08 X 2.49 (10'1" X 8'2")

A good sized third bedroom, with a uPVC window to the front elevation, storage cupboard situated over stairwell, central heating radiator and carpeted floor.

FAMILY BATHROOM

2.01 X 1.85 (6'7" X 6'1")

Fitted with a white suite comprising a panelled bath with electric shower over (shower 6 months old). Pedestal wash basin with chrome mixer tap, and a low flush WC. Fully tiled walls, and wood effect vinyl flooring. Built-in cupboard providing storage and housing the gas central heating combi boiler (18 months old with 5 year warranty remaining).

OUTSIDE

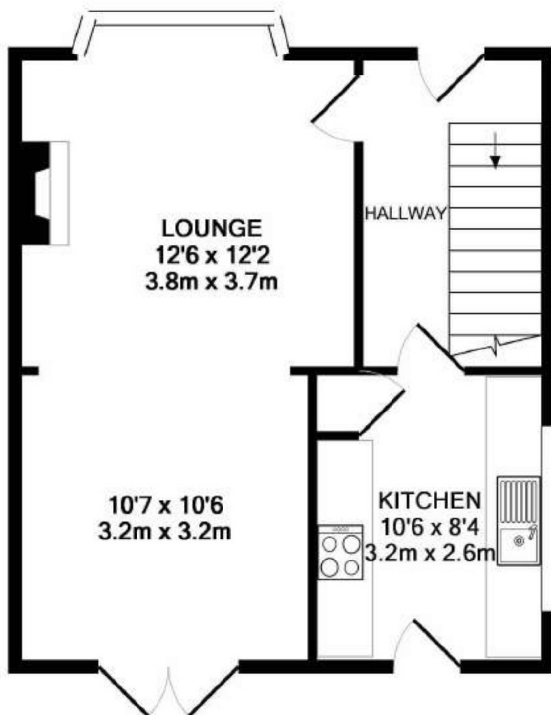
The property stands with lawn to the front and paved driveway providing off road parking. Side gated access to the rear with outbuilding, and good sized low maintenance garden. With paved patio, and elevated decking area ideal for alfresco dining and entertaining.

OUTBUILDING

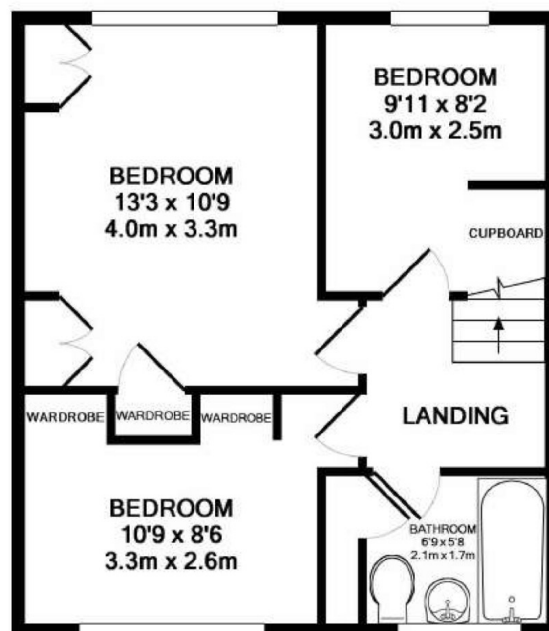
4.26 X 2.80 (14'0" X 9'2")

Providing storage space, with plumbing for a washing machine, electric and light.





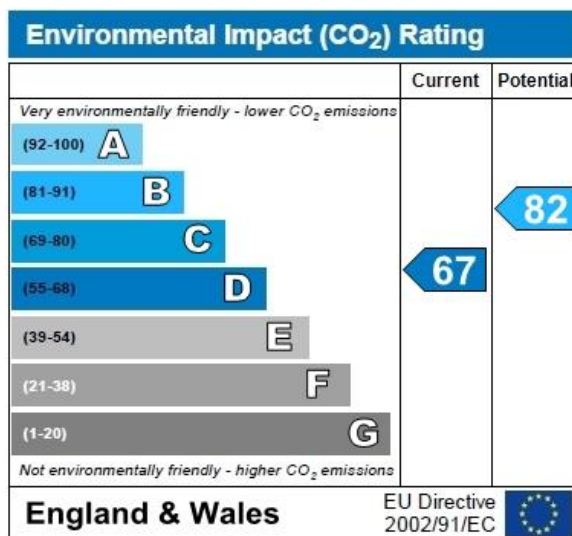
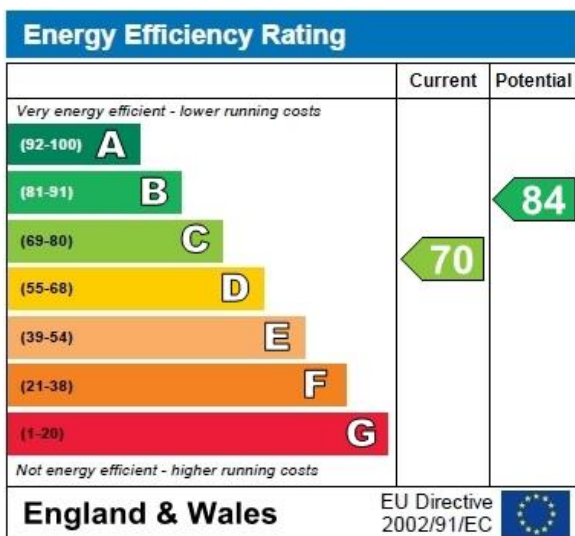
GROUND FLOOR
APPROX. FLOOR
AREA 421 SQ.FT.
(39.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 412 SQ.FT.
(38.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 832 SQ.FT. (77.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2018



VIEWINGS

By Appointment Only

TENURE

We are advised by the vendor that the property is: Freehold However, prospective purchasers should have the tenure of this property confirmed by a solicitor. Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

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

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. The details do not form any part of a contract and unless specifically stated otherwise, furnishings and contents are not included within this sale.

rightmove
find your happy

onTheMarket.com

f Find us on
facebook

twitter

The Property Ombudsman

naei | propertymark
PROTECTED