

ARGYLE

ESTATE AGENTS



12 Sorrell Road, Grimsby DN34 4GB
£120,000

Key Features:

- Modern Three Storey End Link Town House
- Freshney Green Development
- Kitchen, Lounge/Dining Room
- Cloakroom/WC
- Two Double Bedrooms, Bathroom
- NIBE Energy Efficient Central Heating System
- Double Glazing Throughout (Timber Framed)
- Allocated Off Road Parking At The Rear

LOW MAINTENANCE MODERN TOWN HOUSE...Located to the edge of the popular Freshney Green Development, a unique two bedroom end link property, built around 2012 and with four years of the NHBC guarantee remaining. The accommodation is arranged over three floors and comprises Entrance Hallway to the ground floor, first floor with a modern Kitchen, Cloakroom/WC, and Lounge/Dining Room, and to the second floor are Two Double Bedrooms, and a modern Bathroom. Benefiting from a NIBE energy efficient central heating system, and timber framed double glazing. Small garden area at the rear with storage shed, and parking forecourt with allocated parking space...Viewing Highly Recommended.



ENTRANCE HALLWAY

Access via composite door into the hallway with central heating radiator and staircase rising to the first floor.

FIRST FLOOR LANDING

With window to rear aspect, central heating radiator, carpeted floor, and staircase rising to the second floor. Access to :-

CLOAKROOM/WC

1.47 X 1.36 (4'10" X 4'6")

Fitted with a low flush wc, and pedestal wash basin. Central heating radiator, vinyl flooring, and an obscure glazed window to rear aspect.

KITCHEN

3.68 X 2.93 (12'1" X 9'7")

Fitted with modern black units with contrasting work surfaces incorporating a stainless steel sink/drain. Built-in electric oven and hob with chimney style extractor over. Plumbing for a washing machine and space for a fridge/freezer. Central heating radiator, vinyl flooring, and window to front aspect.

LOUNGE DINING ROOM

6.65 X 3.61 (21'10" X 11'10")

Dual aspect living room with window to front aspect and central heating radiator. Dining area with further central heating radiator and window to rear aspect. Understairs storage cupboard, and carpeted floor throughout.

SECOND FLOOR LANDING

With storage cupboard housing the NIBE central heating boiler. Central heating radiator, carpeted floor, and access to the loft space. Access to:-

MASTER BEDROOM

5.94 X 2.47 (19'6" X 8'1")

A large double bedroom with possible potential to be divided to provide a third bedroom. With window to front aspect, central heating radiator and wood effect laminate flooring.

BEDROOM TWO

4.36 X 2.33 (14'4" X 7'8")

A second double bedroom, with window to rear aspect, central heating radiator and carpeted floor.

BATHROOM

2.93 X 2.23 (9'7" X 7'4")

Fitted with a panelled bath with thermostatic shower over and glazed screen. Pedestal wash basin and a low level wc. Tiled splashbacks, vinyl flooring and central heating radiator.

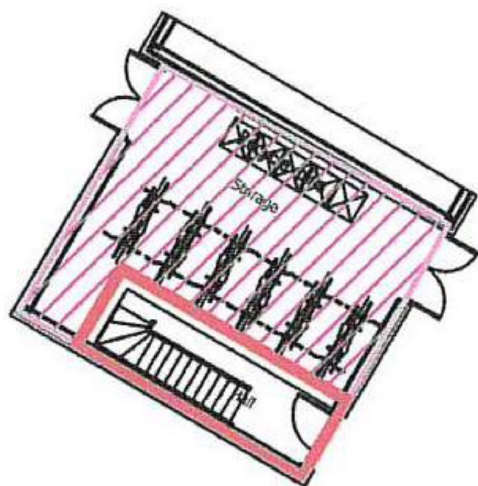
OUTSIDE

Forecourt at the rear of the property with allocated parking space, and small garden area with timber shed.

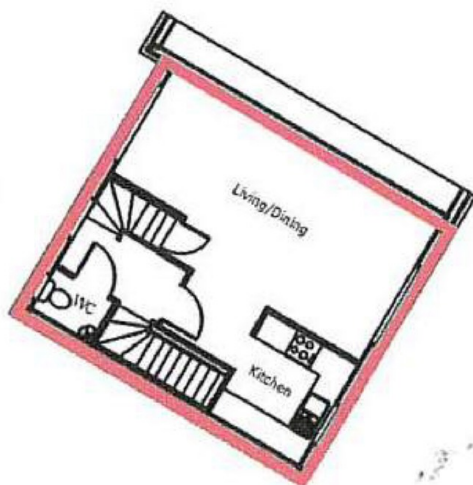
SERVICE CHARGE

We are informed by the vendor that there is a service charge of £43 per quarter for the maintenance of the communal areas outside.

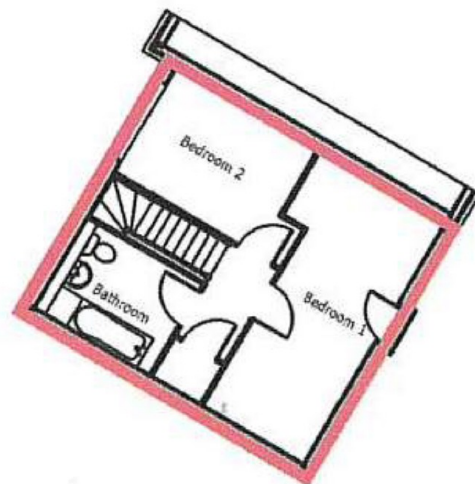




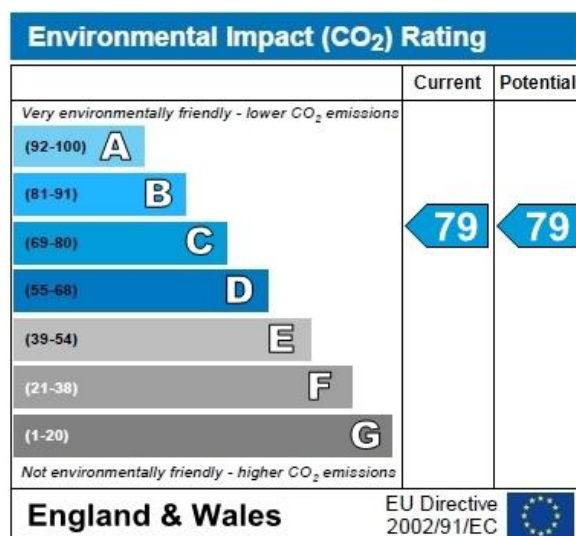
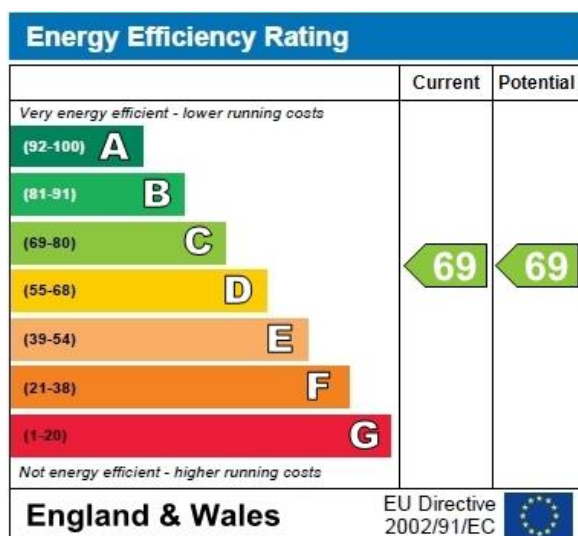
Ground Floor



1st Floor



2nd Floor



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.

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