

ARGYLE

ESTATE AGENTS



41 Elm Avenue, Grimsby DN34 4RF
£115,000

Key Features:

- Mid Link Property
- Two Reception Rooms, Kitchen
- Three Bedrooms, Bathroom
- Gas Central Heating
- uPVC Double Glazing
- New Roof (Two Years)
- Low Maintenance Rear Garden
- Off Road Parking
- Single Garage

IDEAL FIRST TIME BUY...Located off Cross Coates Road in this well established area of Grimsby, a three bedroom mid link property offering good sized and well presented accommodation. Comprising entrance hall, two reception rooms, kitchen, and to the first floor are two double bedrooms, a third bedroom and bathroom. Outside, a low maintenance rear garden, off road parking to the front of the property, and included is a single garage which is located on Ashtree Avenue. Viewing Highly Recommended.



ENTRANCE HALL

Access via a uPVC door into the hall with wood effect vinyl flooring, central heating radiator housed within decorative cover and carpeted staircase rising to the first floor.

FRONT RECEPTION ROOM

4.18 X 3.33 (13'9" X 10'11")

Bay fronted room with fire surround incorporating an inset gas fire, granite back and hearth. Central heating radiator and carpeted floor.

REAR RECEPTION ROOM

4.31 X 3.51 (14'2" X 11'6")

With window to rear aspect, continued vinyl flooring and central heating radiator. Feature chimney breast with recess, tiled hearth and wood mantle. Understairs storage cupboard with power and light.

KITCHEN

3.80 X 2.66 (12'6" X 8'9")

Fitted with a good range of base and wall mounted units with contrasting work surfaces incorporating a stainless steel sink/drain. Built-in electric oven and gas hob with chimney style extractor over. Integrated fridge and freezer, and plumbing for a washing machine. Tiled splashback, laminate flooring, and central heating radiator. Windows to the side and rear aspect, and access to the rear garden.

FIRST FLOOR LANDING

With access to the loft space via drop down ladder.

BEDROOM ONE

4.37 X 3.48 (14'4" X 11'5")

A large double bedroom, with window to front aspect, central heating radiator and carpeted floor.

BEDROOM TWO

3.80 X 2.66 (12'6" X 8'9")

A second double bedroom, with window to rear aspect, central heating radiator and carpeted floor. Fitted storage cupboard housing the gas central heating boiler.

BEDROOM THREE

2.76 X 2.40 (9'1" X 7'10")

With window to rear aspect, central heating radiator and carpeted floor.

BATHROOM

2.74 X 1.82 (9'0" X 6'0")

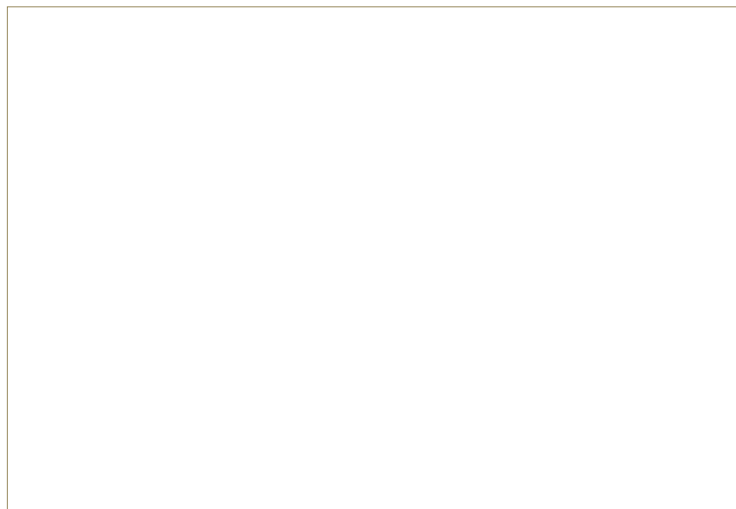
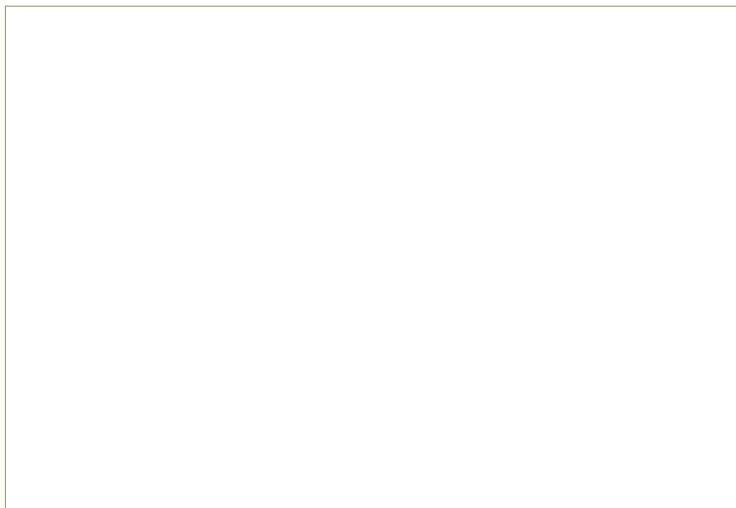
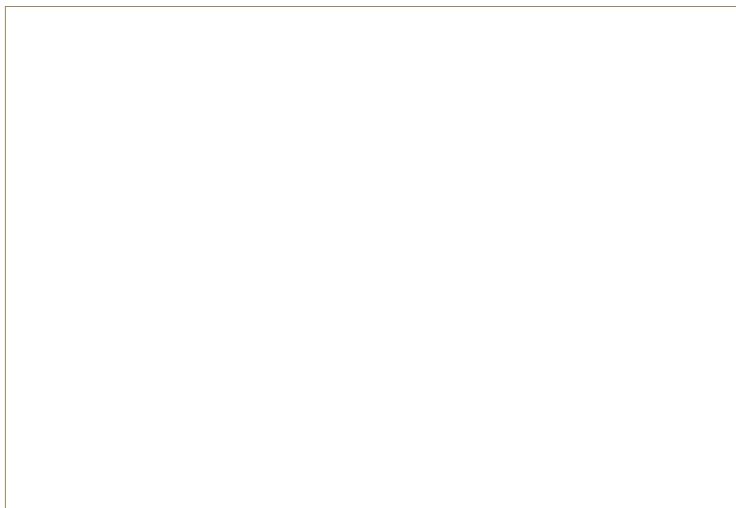
Fitted with a white suite comprising a panelled bath with thermostatic shower over. Pedestal wash basin and a low level wc. Tiled splashbacks, vinyl flooring, and central heating radiator.

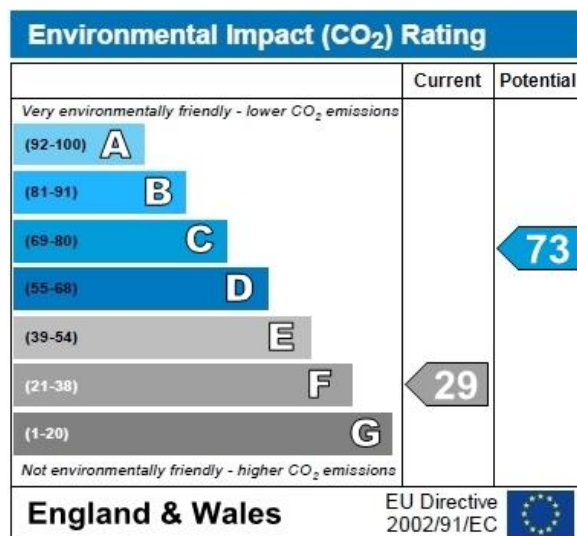
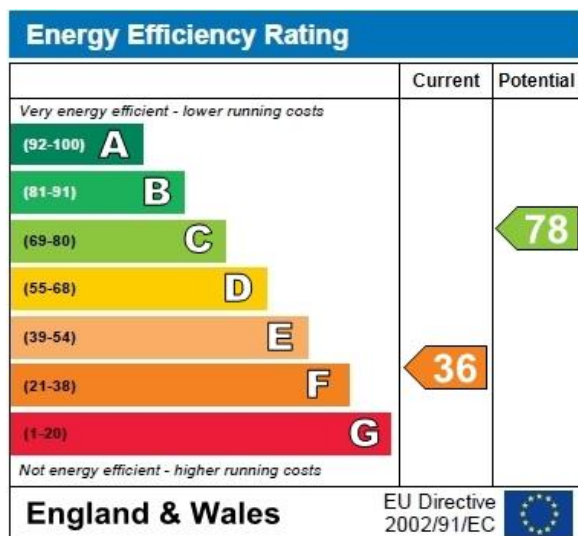
OUTSIDE

The property is open plan to the front and fully paved allowing off road parking. The rear garden is of low maintenance with paving and raised decking. Enclosed by fencing to the boundaries with gated access to the passageway.

GARAGE

Single garage located on Ashtree Avenue.





VIEWINGS

By Appointment Only

TENURE

We are advised by the vendor that the property is: Leasehold 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.

