



5 Weelsby Grove, Grimsby, North East Lincolnshire, DN32 0AG
£185,000

Key Features:

- Three Bedroom Semi Detached Home
- Spacious Corner Plot
- Modern Open Plan Kitchen Diner/Sitting Room
- Separate Bay Fronted Lounge
- Downstairs Cloak/WC and First Floor Family Bathroom
- South Facing Rear Aspect
- Driveway Parking



Situated in a popular residential area off Weelsby Road, this three bedroom semi detached home occupies a spacious corner plot tucked away within a quiet cul de sac.

Perfectly suited for first time buyers or growing families, the property is conveniently located within close proximity to popular primary and secondary schools, Lisle Marsden and Oasis Academy, nearby parks, and a short distance from the town centre.

Well presented, the accommodation comprises an entrance hall, downstairs cloak/WC, a bay fronted lounge, and a modern open plan kitchen diner/sitting room. Upstairs are two double bedrooms, a good sized third bedroom, along with a family bathroom.

Outside, the property offers parking to the front, and a generous rear garden providing excellent outdoor space and flexibility.



ENTRANCE HALL

Front entrance to the property, with staircase leading to the first floor.

CLOAKROOM/WC

5'10" x 3'4" (1.78 x 1.04)

Fitted with a vanity unit, WC, and heated towel rail. Wall mounted gas central heating boiler.

LOUNGE

13'0" x 12'7" (3.97 x 3.84)

A bay fronted lounge, with feature fireplace. (Currently used as a bedroom).

KITCHEN DINER

20'8" x 6'11" (6.30 x 2.11)

Fitted with a range of modern shaker style units, built-in oven/grill, integrated fridge freezer, gas hob with extractor over, and plumbing for a washing machine and dishwasher. Side aspect windows. Open plan to:-



SITTING ROOM

14'11" x 10'7" (4.56 x 3.25)

With feature fireplace, alcove storage cupboard, and French doors opening onto the rear garden.

FIRST FLOOR LANDING

With a side aspect window, and access to the loft via a drop down ladder.

BEDROOM 1

12'11" x 10'7" (3.96 x 3.25)

To rear aspect, with fitted clothes rails.

BEDROOM 2

11'11" x 10'1" (3.65 x 3.09)

A second double bedroom, to front aspect.

BEDROOM 3

9'8" x 7'4" (2.95 x 2.24)

To rear aspect.

BATHROOM

6'1" x 5'10" (1.87 x 1.78)

Fitted with a vanity unit, WC, heated towel rail, and panelled bath with shower over.



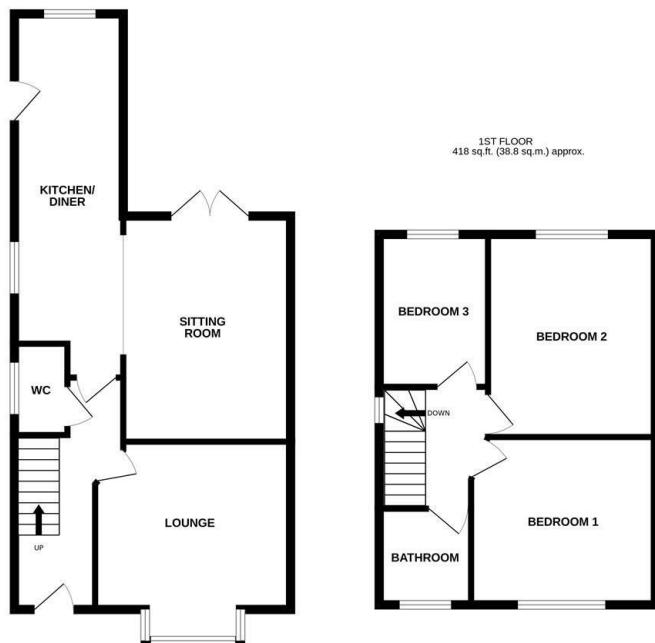
TENURE

FREEHOLD

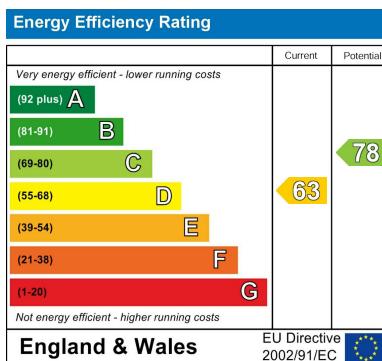
COUNCILL TAX BAND

B





TOTAL FLOOR AREA: 964 sq ft. (89.6 sq m) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or inaccuracies. Prospective buyers are advised to make their own measurements prior to any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order can be given.
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Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above 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

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