



25 Cherry Tree Crescent, Grimsby, North East Lincolnshire, DN34 4JY
£215,000

Key Features:

- Extended Semi Detached Home
- Generous Corner Plot Garden
- Well Presented Family Accommodation
- Modern Open Plan Living/Dining Kitchen
- Three Bedrooms & Family Bathroom
- Ample Off Road Parking & Garage

This extended three bedroom semi detached home lies within the popular residential area of 'Church Meadows', close to local amenities, schools, and with easy access to the town centre.

Ideal for families, the property features a generous corner plot garden, a modern open plan living/dining kitchen with bi-folding doors to the rear, and a separate front lounge. Upstairs are two double bedrooms, a third bedroom and a family bathroom.

Outside, the front of the property is set open plan having a double width driveway, while additional parking is available at the rear, along with a detached garage. Enjoying a south facing aspect, the rear garden is mainly lawned offering a blank canvas for landscaping and design.



ENTRANCE HALL

Accessed via a modern composite front door. With understairs storage cupboard, and tile effect Amtico flooring.

LIVING /DINING KITCHEN

17'4" x 18'8" (5.30 x 5.71)

The hub of the home, featuring a large range of modern blue gloss fronted units, and an island incorporating a breakfast bar. Appliances include a built-in oven, induction hob with extractor over, integrated fridge/freezer, dishwasher, and space for a washing machine. Unit housing the gas central heating boiler. Continued Amtico flooring, and bi-folding doors opening onto the patio area.

LOUNGE

12'11" x 11'0" (3.96 x 3.36)

With a bow window to front aspect.

FIRST FLOOR LANDING

With a side aspect window, and access to the loft.

BEDROOM 1

12'5" x 9'7" (3.80 x 2.93)

To front aspect.

BEDROOM 2

11'6" x 8'7" (3.53 x 2.64)

To rear aspect.

BEDROOM 3

9'1" x 7'5" (2.77 x 2.27)

To front aspect.

BATHROOM

8'3" x 5'5" (2.54 x 1.66)

Featuring modern fitted storage incorporating a wash basin and WC. P-shaped bath with shower over - dual shower heads and glazed screen.

TENURE

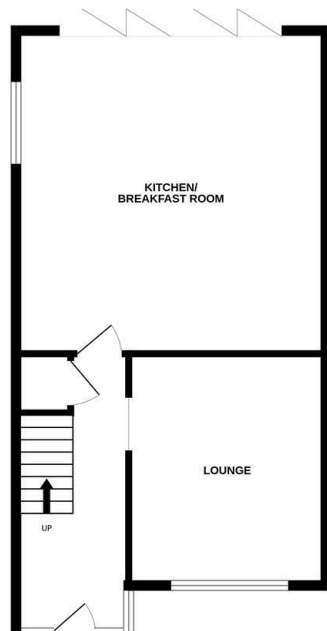
FREEHOLD

COUNCIL TAX

B



GROUND FLOOR
559 sq.ft. (52.0 sq.m.) approx.

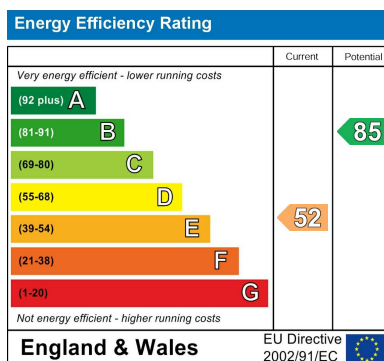


1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 992 sq.ft. (92.1 sq.m.) approx.

Whilst every attempt 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 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.
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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.

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