



30 Melrose Way, Grimsby, North East Lincolnshire, DN37 9HZ
£110,000

Key Features:

- Three Bedroom End Terrace Property
- Popular Area Of Grimsby
- Dining Kitchen
- Spacious Living Room
- Downstairs WC & First Floor Bathroom
- Storage Options Throughout
- Scope For Modernisation
- No Forward Chain

A well maintained three bedroom end terrace home offered for sale on the popular Willows Estate located to the outskirts of Grimsby. Ideally positioned close to local amenities, schools, Grimsby Leisure Centre and the Auditorium, as well as easy access to the town centre and A180 motorway links.

The accommodation offers scope for general modernisation, comprising; entrance hall, cloaks/wc, a dual aspect living room, dining kitchen, and to the first floor are three bedrooms and a bathroom. Lawned gardens to the front and rear.



ENTRANCE HALL

Front entrance to the property, with a built-in storage cupboard, and further cupboard housing the gas central heating boiler.

CLOAKROOM

4'9" x 3'7" (1.45 x 1.11)

Fitted with a hand basin and wc. Built-in storage cupboard.

LIVING ROOM

19'8" x 10'9" (6.00 x 3.29)

A full-length living room having front and rear aspect windows, and fireplace ideal for an electric fire.

DINING KITCHEN

12'9" x 8'9" (3.89 x 2.67)

Comprising a range of traditional wooden units, integral oven, gas hob with extractor over, and fitted dining table. Rear aspect window, and entrance door.

FIRST FLOOR LANDING

With a built-in storage cupboard, and access to the loft.

BEDROOM 1

13'9" x 10'7" (4.20 x 3.23)

To front aspect, with a built-in storage cupboard/wardrobe.

BEDROOM 2

13'9" x 8'10" (4.20 x 2.70)

A second double bedroom, to rear aspect.

BEDROOM 3

8'10" x 6'11" (2.70 x 2.11)

To rear aspect, with a built-in storage cupboard.

BATHROOM

10'0" x 4'7" (3.05 x 1.41)

Fitted with a panelled bath, pedestal basin and wc.

TENURE

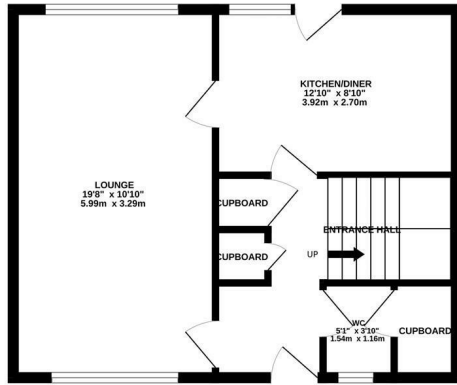
Freehold

COUNCIL TAX BAND

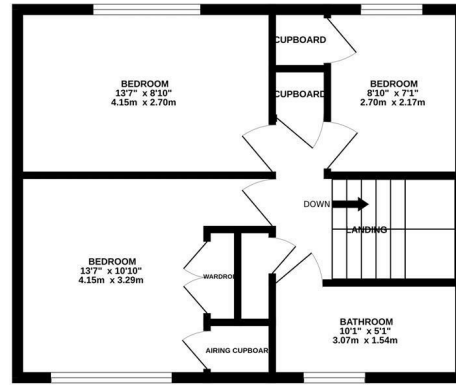
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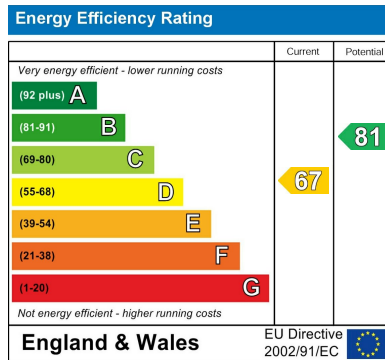
GROUND FLOOR



1ST FLOOR



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.

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