

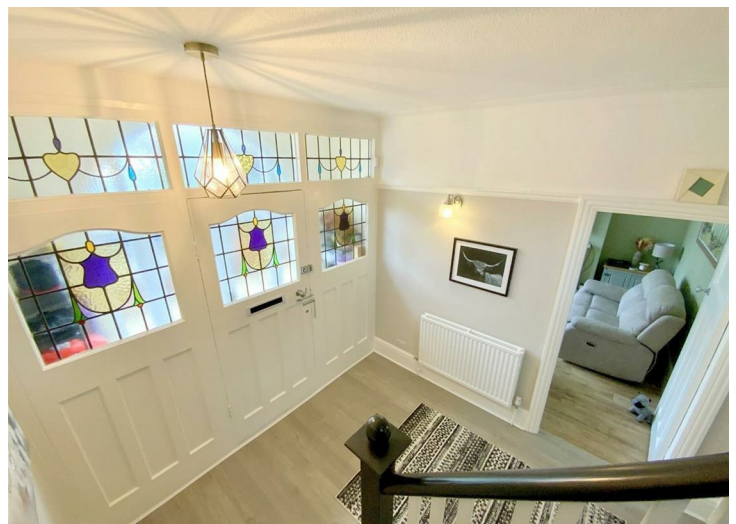


18 Reporto Avenue, Grimsby, North East Lincolnshire, DN32 9RE
£210,000

Key Features:

- Traditional Semi Detached Property
- Three Bedrooms
- Two Reception Rooms
- Downstairs Cloak/WC
- Driveway Parking
- Detached Garage

A traditional 1930's semi detached home found in this popular residential area, situated just off Weelsby Road. Ideally positioned for easy access to both central Grimsby and Cleethorpes, and nearby Weelsby Woods. Well presented, the accommodation offers an original layout of two reception rooms, kitchen, downstairs cloakroom, and first floor with three bedrooms and a family bath/shower room. Gardens to the front and rear, driveway parking and detached garage.



ENTRANCE HALL

Accessed via a front entrance porch.
Featuring the original stained glass front door and side panels. Staircase with understairs cupboard.

CLOAKROOM

5'6" x 4'1" (1.69 x 1.26)

Fitted with a hand basin, and concealed cistern wc.
Side obscure glazed window.

LOUNGE

14'10" x 12'2" (4.53 x 3.73)

A bay fronted lounge, with limestone fireplace incorporating a multi fuel stove.

DINING/SITTING ROOM

15'10" x 12'1" (4.85 x 3.70)

With French doors opening onto the rear garden, and feature brick fireplace ideal for an electric stove.

KITCHEN

12'3" x 9'1" (3.75 x 2.78)

Fitted with a range of shaker style units, work tops incorporating a ceramic sink, built-in oven/microwave, electric hob with extractor over, plumbing for a washing machine and space for further appliances. Unit housing the gas central heating boiler. Dual aspect windows, and side entrance door.

FIRST FLOOR LANDING

With a useful storage cupboard and access to the loft.
Obscure glazed window to side aspect.

BEDROOM 1

13'5" x 12'0" (4.11 x 3.66)

To rear aspect, with fitted wardrobes/storage.

BEDROOM 2

12'2" x 11'6" (3.71 x 3.51)

To front aspect, with fitted wardrobes/storage.

BEDROOM 3

9'4" x 9'3" (2.86 x 2.82)

To front aspect.

BATHROOM

9'1" x 7'11" (2.78 x 2.43)

Fitted with a panelled bath, shower enclosure, pedestal basin and wc. Obscure glazed window.

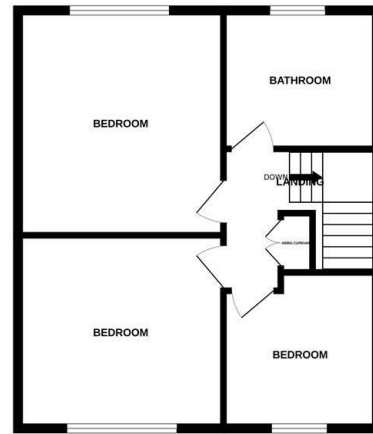
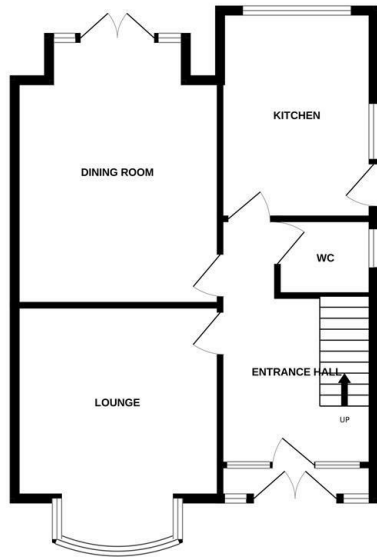
OUTSIDE

The front of the property is approached by a brick edged driveway continuing through double gates to the detached brick garage. The rear garden is laid to lawn and further paving.

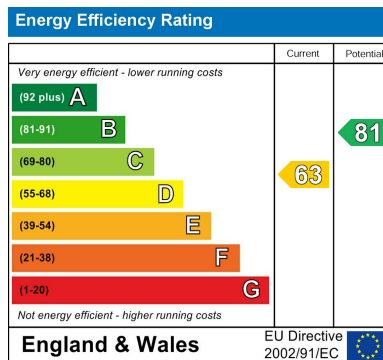
COUNCIL TAX BAND

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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