



**164 Chelmsford Avenue, Grimsby, DN34 5DB**  
**£127,500**

## Key Features:

- Extended Semi Detached Home
- Three Bedrooms
- Open Plan Lounge/Dining Room
- Additional Sitting Room & Sun Room
- Modern Kitchen & Bathroom
- Generously Sized Rear Garden
- Driveway Parking

A three bedroom semi detached home found in this popular residential area of Grimsby, ideally located close to schools, colleges and local amenities. The property boasts a generously sized south facing rear garden, and internally comprising; entrance porch, hallway, bay fronted lounge, open plan dining area, kitchen, an additional rear sitting room and sun room. To the first floor are two double bedrooms, a further single bedroom and a family bathroom.



## ENTRANCE HALL

With understairs storage cupboard housing the gas central heating boiler.

## LOUNGE

12'9" x 10'2" (3.91 x 3.12)

With a bay window to front aspect.



## DINING AREA

15'10" x 8'11" (4.83 x 2.73)

Forming an L-shape with the lounge providing spacious open plan living. With double doors opening into:-

## REAR SITTING ROOM

9'3" x 7'4" (2.82 x 2.25)

A versatile room, open plan to:-

## SUNROOM

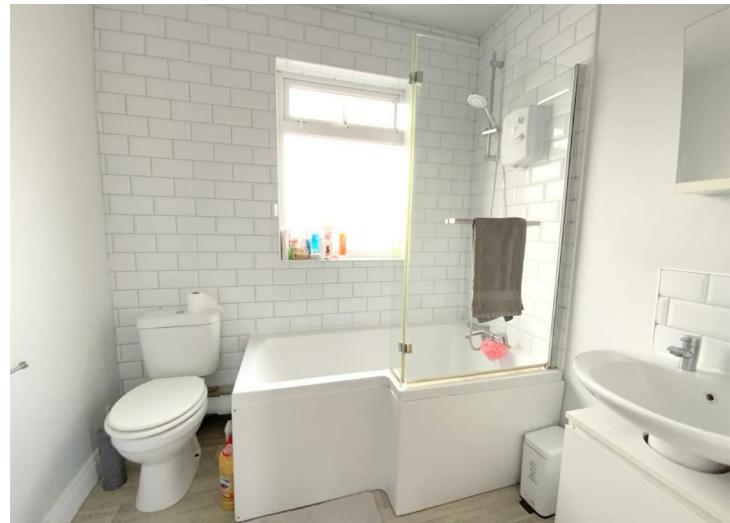
7'2" x 6'11" (2.19 x 2.11)

With French doors opening onto the rear garden.

## KITCHEN

16'6" x 7'3" (5.05 x 2.22)

With modern fitted units, worktops inset with a stainless steel sink, built-in oven, electric hob, and space for further appliances. Access to the side of the property.



## FIRST FLOOR LANDING

With access to the loft.

## BEDROOM 1

12'2" x 8'3" (3.73 x 2.53)

To front aspect, with built-in wardrobes.

## BEDROOM 2

10'2" x 9'11" (3.12 x 3.03)

To rear aspect.

## BEDROOM 3

5'10" x 5'7" (1.80 x 1.71)

To front aspect.

## BATHROOM

7'1" x 5'10" (2.18 x 1.78)

Fitted with a pedestal basin, WC, and panelled bath with electric shower over.



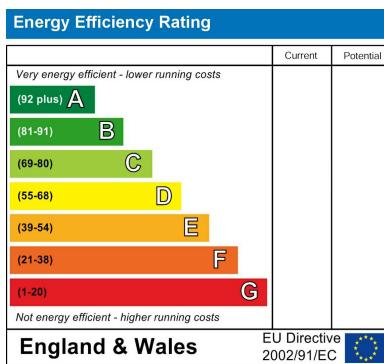
## TENURE

FREEHOLD

## COUNCIL TAX

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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