



365 Hainton Avenue, Grimsby, North East Lincolnshire, DN32 9QN
£150,000

Key Features:

- Traditional Mid Terrace Property
- Spacious & Well Presented
- FOUR Good Sized Bedrooms
- Two Reception Rooms
- Open Plan Kitchen/Dining Room
- Modern Family Bath/Shower Room
- Low Maintenance Garden
- Garden Room/WC
- Rear Store/Workshop

Located in an established residential area close to Weelsby Road, this traditional mid terrace property offers deceptively spacious and well-presented accommodation throughout - ideal for growing families. The ground floor features a classic bay fronted lounge with multi fuel stove, a second versatile reception room, and a modern open plan kitchen and dining room - providing a sociable space for everyday living and entertaining.

Upstairs there are four good sized bedrooms, including a generous main bedroom, and a modern family bath/shower room.

Externally, the home benefits from a lean-to garden room with WC, a low maintenance garden and a useful store/workshop.

Positioned within easy reach of both central Grimsby and Cleethorpes, this home combines traditional character with modern convenience in a popular accessible location... Viewing Highly Recommended.



ENTRANCE HALL

Accessed via a front entrance porch. With original staircase leading to the first floor.

LOUNGE

16'3" x 12'10" (4.97 x 3.92)

A bay fronted lounge with traditional style fireplace incorporating a multi fuel stove. Double doors opening into the second reception room.

SECOND RECEPTION ROOM

13'0" x 10'8" (3.98 x 3.27)

A versatile room, with classic style fireplace incorporating a living flame gas fire. French doors opening onto the rear garden.

DINING ROOM

12'5" x 10'5" (3.79 x 3.19)

With feature fireplace incorporating an open fire. Side aspect window, and open arch to:-

KITCHEN

15'9" x 10'5" (4.82 x 3.19)

Well equipped with a large range of modern cream gloss units, the kitchen features a central breakfast bar island providing additional worktop space, storage and casual seating. Appliances include a built-in double oven and induction hob, and space for a fridge/freezer and laundry appliances. Wall mounted gas central heating boiler (New 2022). Side and rear aspect windows and access onto the rear garden.

FIRST FLOOR LANDING

A split-level landing with access to the loft.

BEDROOM 1

15'7" x 13'9" (4.75 x 4.21)

A generous main bedroom, to front aspect.

BEDROOM 2

12'8" x 8'10" (3.88 x 2.70)

With a rear aspect window.

BEDROOM 3

10'5" x 7'7" (3.20 x 2.33)

With a side aspect window.

BEDROOM 4

10'4" x 7'6" (3.16 x 2.30)

With a side aspect window

BATHROOM

10'5" x 7'1" (3.18 x 2.16)

A modern family bathroom fitted with a panelled bath, quadrant shower enclosure, vanity sink unit and wc. Illuminated wall mirror, and heated towel rail.

REAR GARDEN

Low maintenance outdoor space being mainly paved, with fixed bench seating, and useful brick-built store/workshop.

GARDEN ROOM/WC

12'4" x 11'4" (3.77 x 3.46)

Versatile space, with separate wc/pedestal hand basin.

TENURE

FREEHOLD

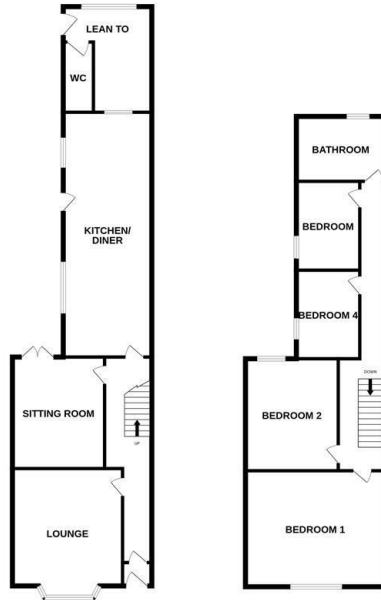
COUNCIL TAX BAND

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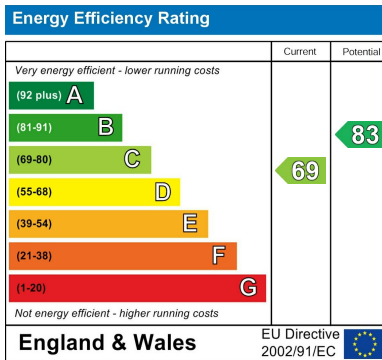
GROUND FLOOR
871 sq ft. (80.6 sq m.) approx.

1ST FLOOR
720 sq ft. (67.8 sq m.) approx.



TOTAL FLOOR AREA: 1591 sq ft. (148.8 sq m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan (suggested here, measurements of plots, windows, rooms and any other areas 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 layout, fixtures and appliances shown here are not intended and no guarantee as to their operability or efficiency can be given. Made with Blueprints 12/20.



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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