



82 Peaks Avenue, New Waltham, North East Lincolnshire, DN36 4LP
£160,000

Key Features:

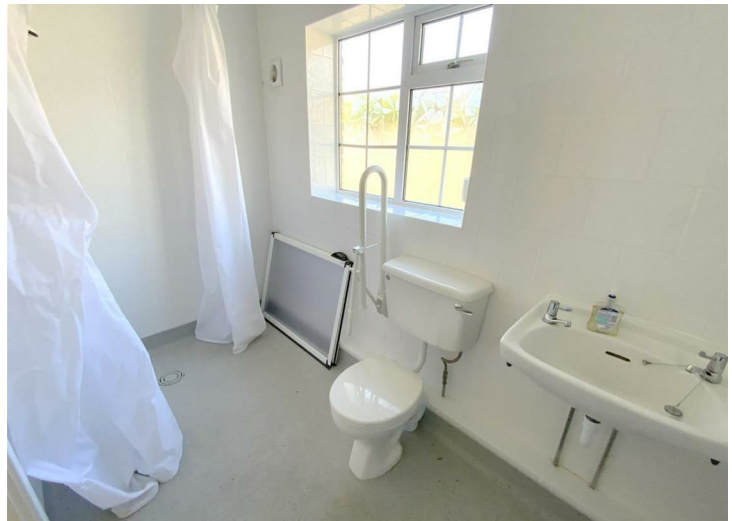
- Two Bedroom Semi Detached Home
- Popular Village Location
- Scope for Modernisation & Refurbishment
- Spacious, Well Planned Accommodation
- Open Plan Kitchen and Dining Room
- Generous Living Room
- Ground Floor Bedroom & Wet Room
- First Floor Dual Aspect Bedroom
- Private Rear Garden
- Driveway Parking & Detached Garage

This spacious semi detached bungalow offers superb potential for modernisation and refurbishment, set in a quiet and well established area of New Waltham.

The accommodation is approached via a welcoming entrance hall and comprises a generous living room alongside an open plan kitchen and dining area, creating a sociable and well balanced living space. The overall layout flows naturally and benefits from well proportioned rooms throughout. On the ground there is a double bedroom together with a wet room, while to the first floor a bright dual aspect bedroom extends from front to back, offering excellent flexibility of use.

Externally, the property enjoys a private rear garden, along with driveway parking and a detached garage.

Well positioned for local amenities, reputable schools, and convenient access to both central Grimsby and Cleethorpes, the property is ideally located for a range of buyers. Offered for sale with no forward chain.



LIVING ROOM
30'7" x 10'11" (9.33 x 3.34)

KITCHEN DINER
21'4" x 13'1" (6.51 x 4.00)

WET ROOM
9'4" x 5'3" (2.86 x 1.61)

BEDROOM 2
13'6" x 10'3" (4.12 x 3.13)

FIRST FLOOR

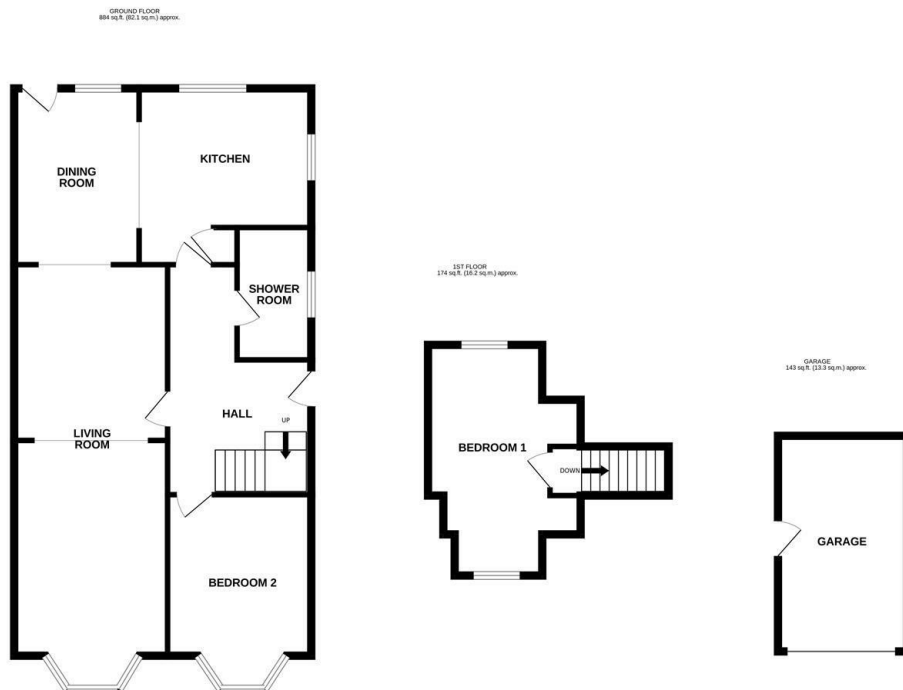
BEDROOM 1
19'5" x 10'7" (5.92 x 3.25)

GARAGE
15'4" x 9'2" (4.68 x 2.81)

TENURE
FREEHOLD

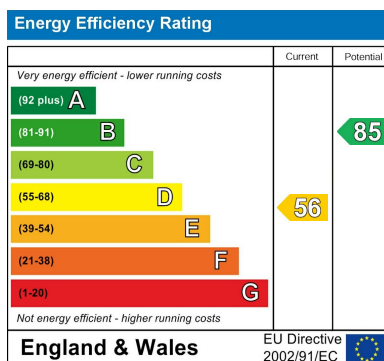
COUNCIL TAX BAND
B





TOTAL FLOOR AREA: 1201 sq ft. (111.6 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.

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