

ARGYLE

ESTATE AGENTS



101 Abbey Road, Grimsby, North East Lincolnshire, DN32 0HN
£340,000

Key Features:

- Double Fronted Victorian Detached Property
- Prime Grimsby Location
- FIVE Bedrooms
- Two Reception Rooms
- Open Plan Dining Kitchen & Sunroom
- Downstairs Cloaks/WC
- Four Generous Double Bedrooms
- En-Suite Shower Room & Family Bathroom
- Private Rear Garden & Ample Parking

A handsome double fronted detached period property found in this highly regarded established area, convenient for private schools and colleges, and within short walking distance of the town centre.

Offering substantial and versatile family accommodation, oozing charm and character throughout, featuring well proportioned rooms, high ceilings, sash windows, a lovely private garden, ample parking and great kerb appeal.

Situated off a central entrance hall, the accommodation includes; two bay fronted reception rooms, a well appointed dining kitchen which is open plan to the sunroom, and a downstairs cloakroom. Equally spacious on the first floor featuring four good sized double bedrooms, a fifth bedroom/dressing room, an en-suite shower room to the master bedroom, and a family bathroom. A rare opportunity...Viewing Highly Recommended.



RECEPTION HALL

Entered through a painted wooded door into the central entrance hall. With tiled flooring, and staircase having a spindle balustrade and understairs cupboard. A rear entrance porch with arched door leads to the garden.

RECEPTION LOUNGE

14'10" x 13'11" (4.54 x 4.26)

A formal reception lounge featuring a wide bay front aspect window with central sash and plantation shutters. Feature fireplace with horseshoe grate incorporating a living flame gas fire. Column radiator, and wood effect flooring.

SITTING/DINING ROOM

29'4" x 12'11" (8.96 x 3.95)

A dual aspect room having a matching bay window with central sash and plantation shutters, plus rear access to the garden. Featuring a limestone fireplace incorporating a gas stove. Two column radiators, and wood effect flooring.

DINING KITCHEN

24'2" x 17'2" (l-shaped) (7.39 x 5.25 (l-shaped))

An L-shaped kitchen, well appointed with a large range of shaker style units, and contrasting wood block work surfaces incorporating a Belfast sink. Appliances include a built-in electric oven, gas hob with extractor over, integrated fridge, freezer, dishwasher and washing machine. Unit housing the gas central heating boiler (New 2022). Column radiator, and slate effect tiled floor. Dining area with a further column radiator and a large feature window to the rear. Step leading down to:-

SUNROOM

12'11" x 8'8" (3.95 x 2.66)

An addition to the rear of the property, overlooking the garden, with side/rear aspect windows, two velux skylights, and french doors opening to the patio area. Column radiator and continued tiled floor.

CLOAKS/W.C.

4'1" x 3'4" (1.25 x 1.02)

Fitted with a traditional style pedestal basin and wc. Arched window with plantation shutters, and continued tiled floor.

FIRST FLOOR LANDING

The first floor landing is approached from a return staircase having a large feature sash window. With column radiator and access to the loft. An archway leads to additional landing space with a further rear aspect sash window.

MASTER BEDROOM

11'8" x 11'5" (3.56 x 3.50)

With a front aspect sash window, fitted wardrobes, and column radiator.

EN SUITE SHOWER ROOM

6'5" x 5'6" (1.96 x 1.70)

A fully tiled shower room, fitted with a shower enclosure, pedestal basin and wc. Heated towel rail.

BEDROOM TWO

14'4" x 11'0" (4.39 x 3.36)

An ideal guest bedroom/teenagers room incorporating a shower cubicle and fitted storage with countertop wash basin. With a side aspect sash window and radiator.

BEDROOM THREE

12'10" x 11'8" (3.92 x 3.56)

With a front aspect sash window, and column radiator.

BEDROOM FOUR

13'0" x 10'4" (3.98 x 3.15)

A further double bedroom with a rear aspect sash window, and column radiator.

BEDROOM FIVE/DRESSING ROOM

7'8" x 6'0" (2.35 x 1.85)

An ideal dressing room, with fitted storage and dressing table. Radiator, and front aspect sash window.

FAMILY BATHROOM

7'8" x 6'10" (2.35 x 2.09)

Featuring a traditional style suite comprising a freestanding roll top bath with claw feet, pedestal basin, and wc with high level cistern. Heated column towel radiator, and an obscure glazed sash window.

OUTSIDE

The property is approached by a wide paved frontage providing off road parking for 3/4 vehicles. The rear garden is well established featuring a variety of trees, planted beds/borders and a shaped lawn. Patio areas include a York stone paved area across the back of the house providing ample space for alfresco dining and entertaining. Summer house and brick storage outhouse.

TENURE

FREEHOLD

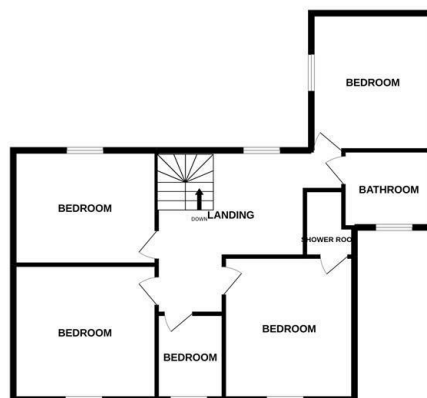
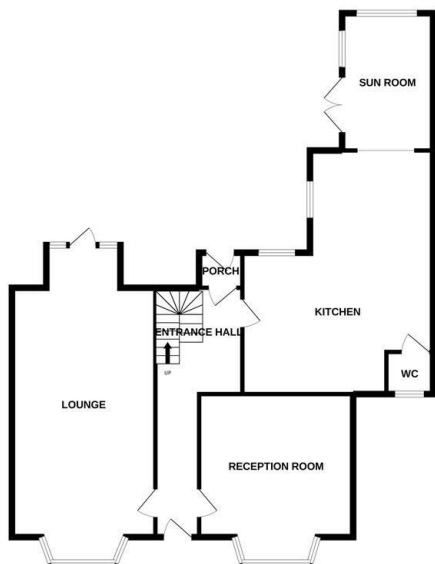
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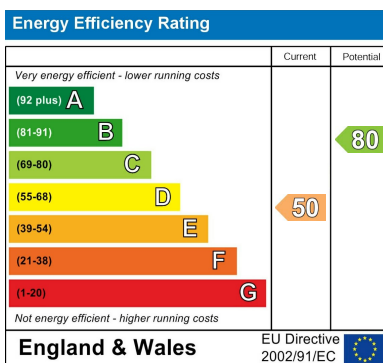
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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

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