



120 Pershore Avenue, Grimsby, North East Lincolnshire, DN34 5QA
£155,000

Key Features:

- Three Bedroom Semi Detached Home
- Popular, Established Area of Grimsby
- Bay Fronted Lounge with Log Burner
- Open Plan Kitchen/Dining Room
- Conservatory
- Three Good Sized Bedrooms
- Modern Family Bathroom
- Private Rear Outlook
- Versatile Outbuildings
- Driveway Parking

Situated within a well established residential area of Grimsby, lying just off Broadway, this three bedroom semi detached home offers ideal family living, conveniently positioned close to local schools and amenities.

Well presented throughout, the accommodation offers a bay fronted lounge with log burner, a full width open plan kitchen/dining room, and conservatory overlooking the rear garden. To the first floor are three good sized bedrooms, along with a modern family bathroom.

Externally, the property stands behind driveway parking to the front, whilst the rear garden enjoys a private outlook, benefiting from not being directly overlooked, and features a lawned garden, patio seating area and summer house.

Adjoined to the property are useful outbuildings with both front and rear access, providing excellent storage and utility space.



ENTRANCE HALL

12'9" x 7'0" (3.91 x 2.15)

With staircase leading to the first floor, and understairs storage area.

LOUNGE

19'7" x 10'5" (5.98 x 3.19)

Bay fronted lounge with fireplace incorporating a multi-fuel stove.

KITCHEN/DINING ROOM

19'7" x 10'5" (5.98 x 3.19)

Fitted with a range of modern shaker style units, built-in oven/microwave, five ring gas hob, integrated dishwasher and washing machine, and space for a fridge/freezer. Side entrance door, and French doors opening into the conservatory.

CONSERVATORY

9'11" x 9'10" (3.03 x 3.00)

Additional living space overlooking the rear garden, with access onto the patio area.

FIRST FLOOR

BEDROOM 1

12'9" x 10'11" (3.89 x 3.35)

Front aspect bedroom, with built-in wardrobes and dressing table.

BEDROOM 2

11'6" x 10'5" (3.53 x 3.19)

Rear aspect bedroom, with a built-in wardrobe.

BEDROOM 3

9'6" x 8'4" (2.92 x 2.56)

Front aspect bedroom, with a built-in storage cupboard housing the gas central heating boiler.

BATHROOM

7'8" x 5'5" (2.36 x 1.66)

Fitted with a vanity unit, WC, illuminated wall mirror, and panelled bath with electric shower over.

TENURE

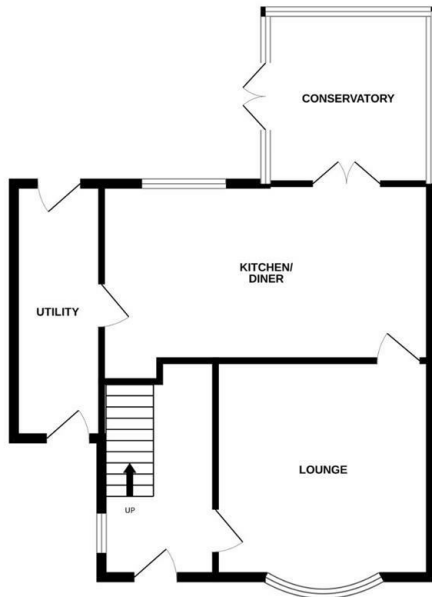
FREEHOLD

COUNCIL TAX

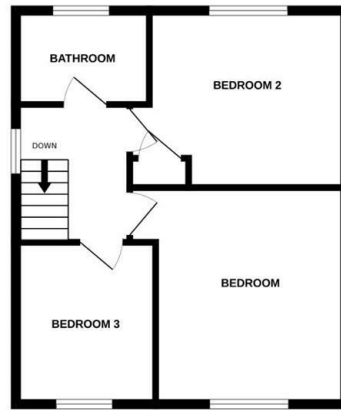
A



GROUND FLOOR
627 sq.ft. (58.2 sq.m.) approx.




1ST FLOOR
447 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 1074 sq.ft. (99.8 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

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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