



82 Peaks Avenue, New Waltham, North East Lincolnshire, DN36 4LP
£170,000

Key Features:

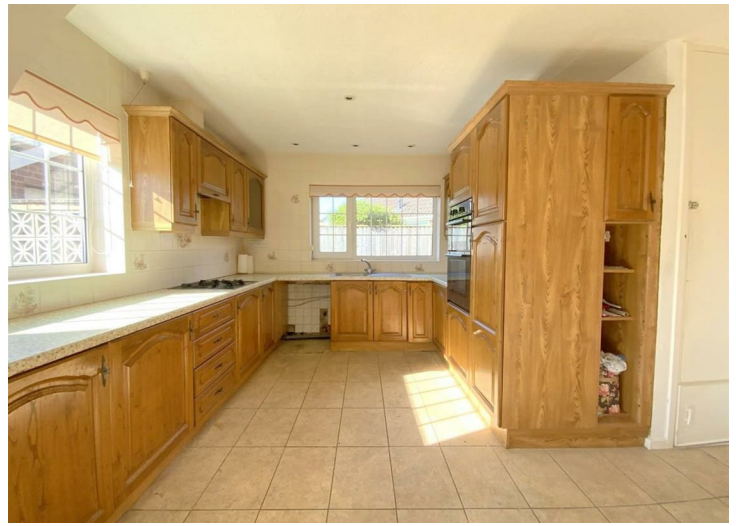
- Two Bedroom Semi Detached Home
- Popular Village Location
- Scope for Modernisation & Refurbishment
- Spacious, Well Planned Accommodation
- Open Plan Kitchen and Dining Room
- Generous Living Room
- Ground Floor Bedroom & Wet Room
- First Floor Dual Aspect Bedroom
- Private Rear Garden
- Driveway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

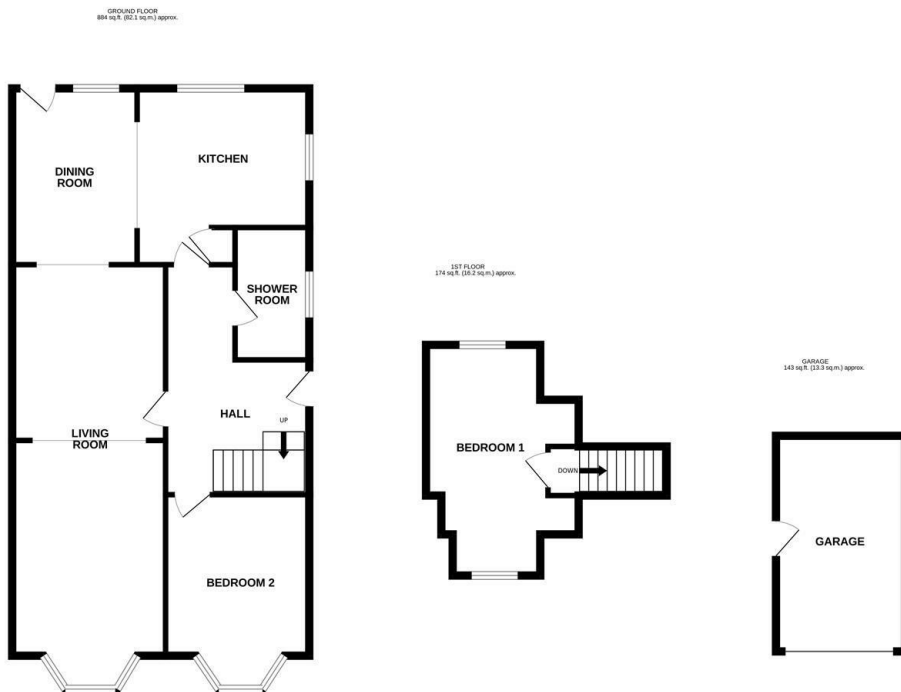
TENURE

FREEHOLD

COUNCIL TAX BAND

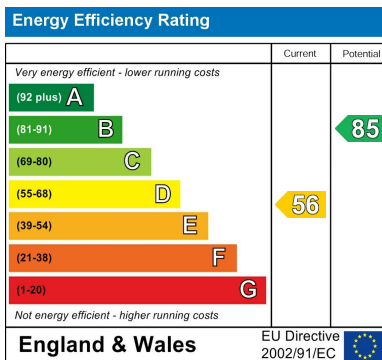
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TOTAL FLOOR AREA: 1201 sq.ft. (111.6 sq.m.) approx.

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. Made with Metropix ©2008.



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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