



**42 Sidings Road, Grimsby, North East Lincolnshire, DN31 2FA**  
**£125,000**

## Key Features:

- Modern Two Bedroom Semi Detached Home
- Built in 2021
- Well Presented
- Downstairs WC & First Floor Bathroom
- Two Double Bedrooms
- Good Sized Rear Garden
- Ample Driveway Parking
- No Forward Chain

### \*\*\* £5000 ALLOWANCE TOWARDS DEPOSIT \*\*\*

This modern two bedroom semi-detached home, built in 2021, is located on the popular Macaulay Park development, built by Gleeson Homes.

Conveniently positioned just off Cromwell Road, it offers easy access to local amenities, schools, motorway links, and a short distance to Grimsby town centre.

Well presented throughout, the accommodation includes; entrance porch, downstairs cloakroom/WC, a front aspect living room, and kitchen to the rear.

Upstairs, there are two double bedrooms and a family bathroom. Outside, the property benefits from a spacious rear garden, and driveway providing ample off road parking.



## ENTRANCE PORCH

Accessed via a modern composite front door.

## CLOAKROOM

5'1" x 3'5" (1.55 x 1.06)

Fitted with a WC and vanity unit.

## LIVING ROOM

13'8" x 12'3" (4.18 x 3.74)

With front and side aspect windows, feature panelled walls, and staircase to the first floor.



## KITCHEN

11'3" x 7'7" (3.45 x 2.32)

Fitted with a range of modern shaker style units and contrasting worktops incorporating a breakfast bar. Built-in oven, ceramic hob, and space for further appliances. Unit housing the gas central heating boiler. Useful understairs storage cupboard. Rear aspect window and access onto the garden.

## FIRST FLOOR LANDING

With access to the loft.

## BEDROOM 1

12'4" x 10'3" (3.76 x 3.14)

To front aspect.

## BEDROOM 2

12'4" x 7'8" (3.76 x 2.35)

A second double bedroom, to rear aspect.



## BATHROOM

6'2" x 5'5" (1.89 x 1.66)

Fitted with a vanity unit, WC, and panelled bath with shower over.

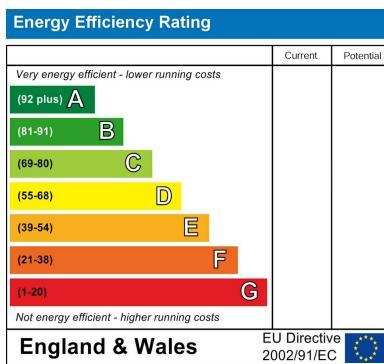
## TENURE

FREEHOLD

## COUNCIL TAX

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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