



30 Swales Road, Humberston, Grimsby, DN36 4UQ
£175,000

Key Features:

- Modern Two Bedroom End Link Property
- Highly Regarded Residential Location
- Immaculately Presented
- Off Road Parking
- Low Maintenance Garden
- Ideal First Time Purchase

Located in this highly regarded area of Humberston, a two bedroom end link home presented for sale in pristine walk-in condition. Updated by the current owners within the last two years to include a new modern fitted kitchen, new gas central heating system, new flooring/carpets, new fixtures/fittings and full decoration throughout.

The accommodation offers:- a front aspect lounge, kitchen diner to the rear and a downstairs cloaks/wc. To the first floor are two double bedrooms and a bathroom. Set in a pleasant cul de sac, the property stands with off road parking to the front and a low maintenance garden at the rear. Situated within short walking distance of popular primary and secondary schools, and local amenities on Fieldhouse Road. Viewing Highly Recommended



LOUNGE

14'11" x 12'8" (4.56 x 3.87)

To front aspect, featuring a modern granite fireplace incorporating an electric fire.

With an open plan front entrance and staircase to the first floor.

KITCHEN DINER

12'7" x 12'7" (3.86 x 3.84)

Fitted with a range of cream shaker style units, and contrasting work surfaces incorporating a stainless steel sink. Space for a gas cooker with extractor over, plumbing for a washing machine and space for a fridge/freezer. Rear aspect window and access to the garden.

CLOAKS/WC

5'3" x 2'9" (1.62 x 0.86)

Fitted with a wc and hand basin. Opaque rear aspect window.

FIRST FLOOR

BEDROOM 1

12'8" x 8'5" (3.88 x 2.59)

To rear aspect, including mirror fronted fitted wardrobes.

BEDROOM 2

12'8" x 8'4" (3.88 x 2.55)

To front aspect, with a built-in storage/airing cupboard housing the gas central heating boiler (new 2022). Access to the loft via a drop-down ladder - boarded and insulated.

BATHROOM

6'5" x 5'6" (1.96 x 1.68)

Comprising a pedestal basin, wc, and panelled bath with shower attachment. Extractor fan. Opaque side aspect window.

OUTSIDE

The property stands open plan to the front with driveway, and gated side access to the rear. The rear garden is laid to gravelled stone, paving and a small area of artificial lawn. New fencing to the boundary, and polypropylene resin Keter shed included.

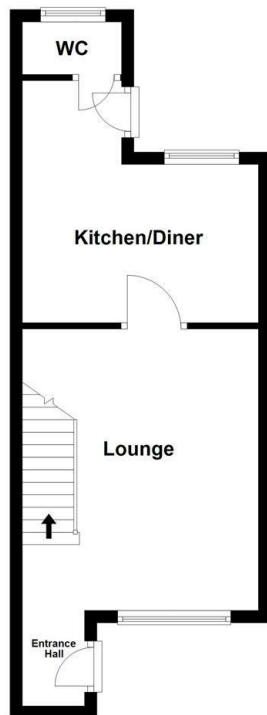
COUNCIL TAX BAND

TENURE

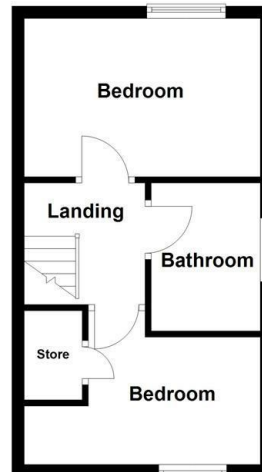
FREEHOLD



Ground Floor
Approx. 33.0 sq. metres (355.4 sq. feet)



First Floor
Approx. 27.8 sq. metres (299.0 sq. feet)



Total area: approx. 60.8 sq. metres (654.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

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