



66 Forest Way, Humberston, Grimsby, DN36 4BX
£199,950

The Property Perspective

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PROPERTY
PERSPECTIVE

We are delighted to offer for sale this modern semi detached house located on a popular development with access to amenities and transport links plus access to OFSTED 'Outstanding' Secondary school.

The property benefits from gas central heating plus under floor heating and PVCu double glazing. There is a modern dining kitchen plus contemporary bathroom and WC. Items of note include oak internal doors, French doors to the rear and built in wardrobes to bedroom 1. There are ample sockets and media points. The property is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, living dining room, kitchen diner and WC. There are 3 well proportioned bedrooms plus a family bathroom accessed from the first floor landing.

The property has well presented gardens with lawn and patio plus 2 parking spaces and an electric vehicle charging point.

Tenure - Freehold
Council tax - Band C

The property comprises.

GROUND FLOOR

Entrance Hall

With floor tiling.

Living Dining Room 16'4" x 10'11" (4.98m x 3.34m)

Having laminate flooring and curtains. French doors leading to rear garden.

Dining Kitchen 14'3" x 9'3" (4.36m x 2.84m)

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and upstands plus glass splash back. With oven, hob and hood plus 1.5 sink and mixer tap plus recessed spot lights and fitted flooring.

WC 6'2" x 2'9" (1.88m x 0.85m)

Having contemporary white sanitary ware with vanity basin and tiling.

FIRST FLOOR

Landing

With fitted carpets.

Bedroom 1 12'7"(max) x 9'3"(max) (3.84m(max) x 2.82m(max))

Having built in wardrobes, carpets and blinds.

Bedroom 2 12'10"(max) x 7'11"(max) (3.92m(max) x 2.42m(max))

With carpets and blinds.

Bedroom 3 9'1" x 8'0" (2.78m x 2.44m)

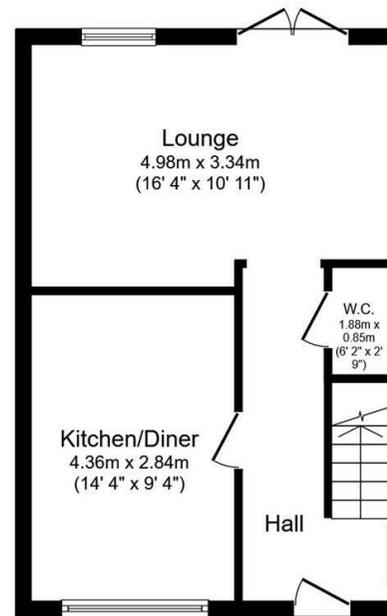
With carpets and blinds.

Bathroom 8'3" x 6'8" (2.54m x 2.04m)

Having contemporary white sanitary ware with shower bath and screen, tiling, floor tiling, chrome ladder radiator, vanity and recessed spot lights.

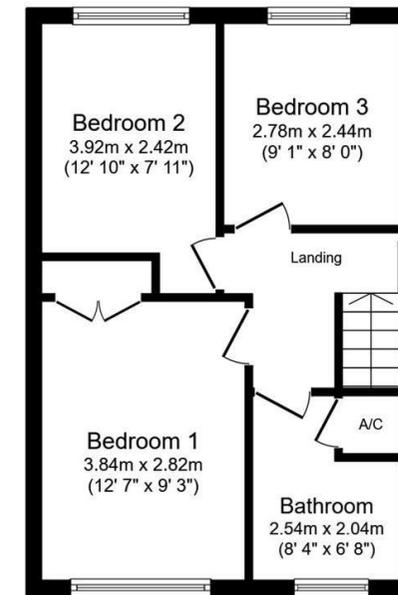
EXTERNAL

The property has well presented gardens with lawn and patio plus 2 parking spaces and an electric vehicle charging point.



Ground Floor

Floor area 38.0 sq.m. (409 sq.ft.)



First Floor

Floor area 38.0 sq.m. (409 sq.ft.)

Total floor area: 76.0 sq.m. (818 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.PropertyBox.io

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