

# ARGYLE

ESTATE AGENTS



**4 Lawson Avenue, Grimsby DN31 2EN**  
**Asking price £80,000**

## Key Feature:

- End Terrace Property
- Close To The Town Centre
- Hallway, Spacious Lounge/Dining Room, Kitchen, Ground Floor W.C
- Three Bedrooms, Bathroom
- Gas Central Heating, uPVC Double Glazing
- Low Maintenance Gardens

End terrace property offering spacious accommodation comprising; hallway, through lounge/dining room, kitchen, ground floor w.c, three bedrooms to the first floor and a family bathroom. Benefiting from gas central heating, uPVC double glazing and security alarm system. Low maintenance paved rear garden. Conveniently located close to the town centre and easy access to the A180/motorway links. An ideal first time buy... Viewing Recommended.



### ENTRANCE HALLWAY

Access is via a uPVC door into the hallway with wood effect laminate flooring, radiator, security alarm system keypad and carpeted staircase with wood spindle balustrade.

### THROUGH LOUNGE/DINING ROOM

**8.78 X 3.05 EXTENDING TO 4.75 (28'10" X 10'0" EXTENDING TO 15'7")**

A spacious room providing ample space for living and dining furniture. Bay fronted living area with fire surround having electric stove and granite back and hearth. Dining area with understairs storage cupboard, radiator with decorative cover and uPVC french doors to the rear garden. Beams to the ceiling, picture railing and carpeted flooring throughout.

### KITCHEN

**3.44 X 2.54 (11'3" X 8'4")**

Fitted with a range of wall and base units, tiled splashback and solid wood work surfaces incorporating a ceramic Belfast sink. Integrated fridge/freezer and microwave. Range cooker with electric oven and gas hob having a chimney style extractor above. Tiled flooring. UPVC double glazed window to the side elevation.

### REAR LOBBY

With a uPVC door to the rear garden and access into the w.c.

### CLOAKROOM

**1.01 X 0.80 (3'4" X 2'7")**

With a low flush w.c and obscure glazed window to the rear elevation.

### LANDING

With continued carpeted flooring and spindle balustrade. Access to loft space which houses the gas central heating boiler.

### BEDROOM ONE

**3.93 X 2.99 (12'11" X 9'10")**

With a uPVC double glazed window to the front elevation, carpeted flooring and radiator.

### BEDROOM TWO

**4.28 X 2.52 (14'1" X 8'3")**

A second double bedroom with a uPVC double glazed window to the rear elevation, carpeted flooring and radiator. Featuring a large range of fitted wardrobes with over bed storage.

### BEDROOM THREE

**2.95 X 1.67 (9'8" X 5'6")**

With a uPVC double glazed window to the front elevation, wood effect laminate flooring and radiator.

### BATHROOM

**2.10 X 2.02 (6'11" X 6'8")**

Fitted with a panelled bath with electric shower over, pedestal wash basin and low flush w.c. Fully tiled walls, laminate flooring, chrome towel radiator and a uPVC obscure glazed window to the rear elevation.

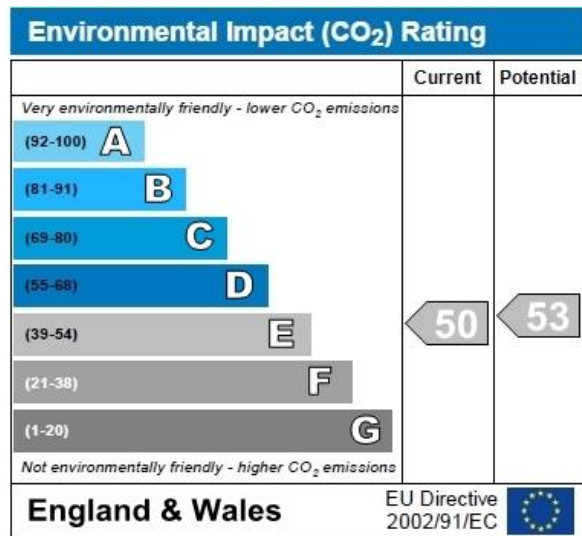
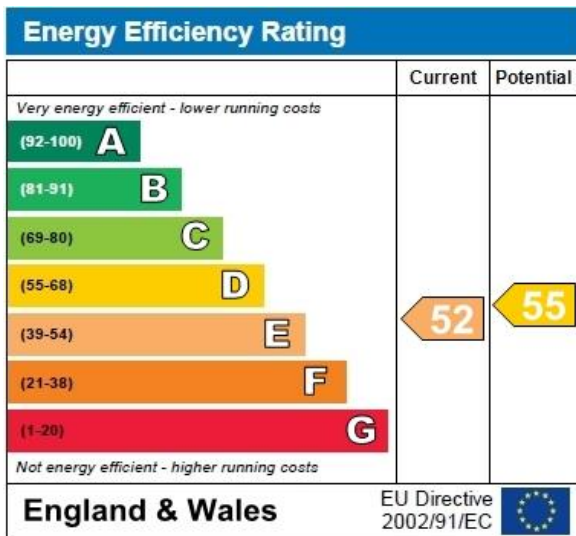
### OUTSIDE

Low maintenance paved front and rear gardens with large shed to the rear and gate to side passageway. Fenced/wall boundaries.

### SHED

**4.69 X 2.60 (15'5" X 8'6")**





**VIEWINGS**

By Appointment Only

**TENURE**

We are advised by the vendor that the property is: Freehold 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 verify that they are in working order, or fit for their intended purpose. The details do not form any part of a contract and unless specifically stated otherwise, furnishings and contents are not included within this sale.

