

ARGYLE

ESTATE AGENTS

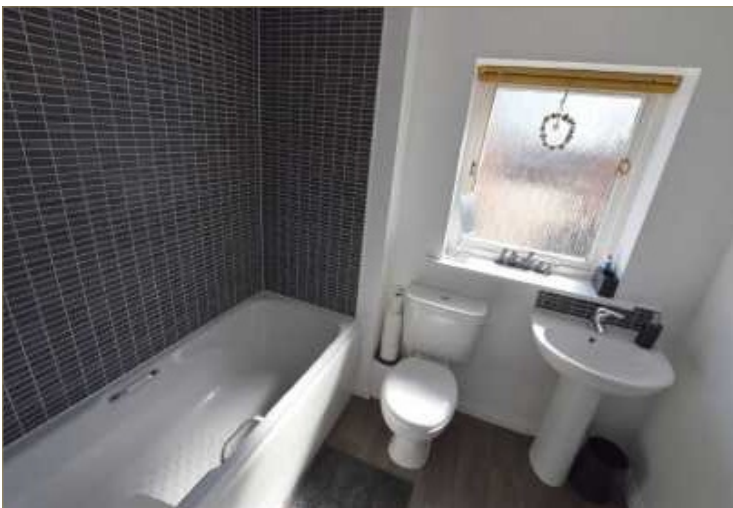


31 Elder Road, Grimsby DN34 4GD
£125,000

Key Features:

- Modern Three Bedroom Property With Garage
- Well Proportioned Accommodation
- Front Facing Kitchen
- Rear Lounge/Dining Room
- Cloakroom/WC, Bathroom
- Energy Efficient Central Heating System
- Double Glazing
- Low Maintenance Rear Garden

A well presented mid link property located on the popular Freshney Green development, close to the town centre and easy access to the A180. Offering a spacious and modern interior benefiting from Home For Life' features which include energy efficient central heating and double glazing throughout. With well proportioned accommodation comprising entrance hall with cloakroom/WC, front facing kitchen, and a lounge/dining room at the rear. To the first floor are three bedrooms and a family bathroom. Outside at the rear a low maintenance garden, and single garage situated nearby.



ENTRANCE HALL

Access is via a composite door into the hall with staircase rising to the first floor. Understairs storage cupboard, carpeted floor, and central heating radiator.

CLOAKROOM/WC

2.67 X 1.29 (8'9" X 4'3")

Fitted with a low flush WC with concealed cistern, and vanity unit with basin and chrome mixer tap. Central heating radiator, and vinyl flooring.

KITCHEN

3.34 X 2.72 (10'11" X 8'11")

Situated at the front of the property with a double glazed bay window. Fitted with wood effect base and wall mounted units with contrasting work surfaces and tiled splashbacks. Incorporating a stainless steel sink/drainer and chrome mixer tap, built-in electric oven and hob with chimney style extractor over. Plumbing for a washing machine, and space for a fridge/freezer. Tiled flooring, central heating radiator.

LOUNGE/DINING ROOM

4.88 X 3.89 (16'0" X 12'9")

A good sized living room with access to the rear garden. Central heating radiator, carpeted floor, and double glazed window to the rear elevation.

FIRST FLOOR LANDING

With a built-in storage cupboard housing the Eco central heating boiler. Access to the loft space, and carpeted floor.

BEDROOM ONE

4.32 X 2.55 (14'2" X 8'4")

Situated to the front of the property, featuring a full length double glazed window. Built-in fitted wardrobe, central heating radiator, and carpeted floor.

BEDROOM TWO

2.10 X 3.53 (6'11" X 11'7")

A second double bedroom, with a double glazed window to the rear elevation, central heating radiator and carpeted floor.

BEDROOM THREE

2.65 X 2.20 (8'8" X 7'3")

With a double glazed window to the rear elevation, central heating radiator and carpeted floor.

BATHROOM

1.65 X 2.11 (5'5" X 6'11")

Fitted with a white suite comprising a panelled bath with thermostatic shower over, pedestal wash basin with chrome mixer tap, and a low flush WC. Tiled splashbacks, vinyl flooring, and an obscure glazed window to the front elevation.

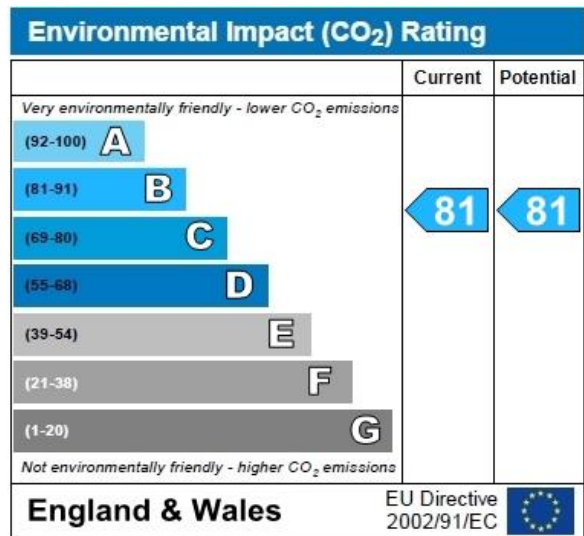
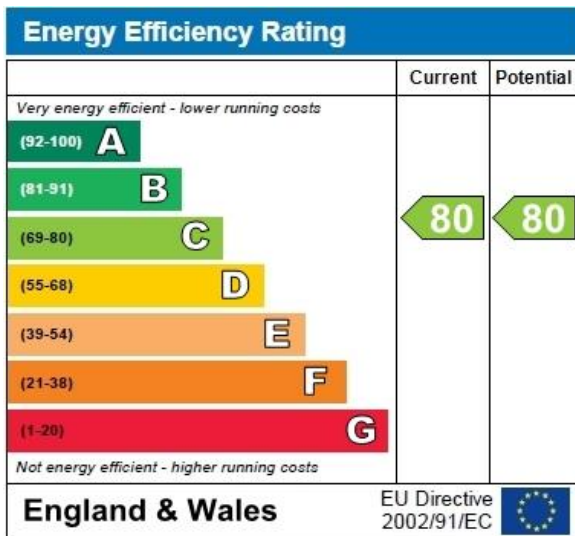
OUTSIDE

The front of the property is open plan with small lawned area, and at the rear a low maintenance garden which is fully paved. Timber shed. Fencing to the boundaries, with gated access leading to the garage.

GARAGE

A single garage with up and over door, located nearby.





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

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