



12 Sherwood Road, Grimsby,
DN34 5TN

- Extended bay-windowed Semi
- Lounge
- Dining Room/Sitting Room
- Breakfast Kitchen
- Three Bedrooms
- uPVC DG, GCH & Alarm System
- Gardens to Front & Rear
- Detached Garage

£125,000



LOVELLE BACONSTM
ESTATE AGENCY
SALES • LETTINGS • MORTGAGES

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INTRODUCTION

A fashionably presented and extended semi-detached bay-windowed property located just off Littlecoates Road, close to local amenities and short commute to Grimsby town centre. The well-proportioned family accommodation briefly comprises of :-

- * entrance hall
- * lounge
- * dining/sitting room
- * breakfast kitchen
- * landing
- * three bedrooms
- * bathroom
- * uPVC double glazing, gas central heating & security alarm system
- * gardens to front and rear
- * driveway leading to a generous sized detached garage

LOCATION

The property is ideally located within walking distance of the town centre, where you will find Freshney Place Shopping Centre with its full range of high street retailers, as well as the specialist individual traders along the pedestrian shopping streets and arcades. Excellent transportation links are also close by including the railway station, bus services and A180/motorway links.

DIRECTIONS

From LOVELLE BACONS ESTATE AGENCY GRIMSBY office head southwest on Church Lane toward Deansgate/A1136, turn left onto Deansgate/A1136. Continue onto Bargate/A1243 and turn right onto Westward Ho. At the roundabout, take the 1st exit onto Chelmsford Avenue and then turn right onto Carnforth Crescent and then turn right onto Sherwood Road where No. 12 can be identified by our "For Sale" board.

PARTICULARS OF SALE

ENTRANCE HALL

A welcoming entrance hall with uPVC double glazed entrance door with decorative coloured obscured glass to front elevation. Laminate flooring. Coving to textured ceiling. Staircase to first floor. Telephone point. Central heating radiator with decorative cover. Useful understairs cupboard. uPVC double glazed window with obscured glass to side elevation.



LOUNGE

11'2" x 16'1" max. (3.40 x 4.90 max.)

The focal point of this room is a wooden fire surround with marble inset and hearth incorporating a living flame-effect gas fire. Laminate flooring. Attractive dado railing. Coving to textured ceiling. TV aerial. Contemporary-style wall light points. uPVC double glazed walk-in bay window to front elevation.



DINING ROOM/SITTING ROOM

8'7" x 18'5" (2.62 x 5.61)

This is a generous sized room having laminate flooring. Attractive dado railing. Coving to textured ceiling. TV aerial. Central heating radiator with decorative cover. Contemporary style wall light points. uPVC double glazed door with slide screen leading to the rear garden.

BREAKFAST KITCHEN

18'6" x 8'11" max. (5.63 x 2.71 max.)

A spacious kitchen having a good range of wall and base units in beech-effect with complementary worktops over incorporating a breakfast bar. 1 ½ drainer stainless steel sink with mixer tap. Built-in electric oven and built-in gas hob with extractor fan over. Tiled splashbacks. Space for dishwasher. Plumbing for washing machine. Cooker point. Coving to ceiling. Central heating radiator. Dual-aspect uPVC double glazed windows to side and rear elevations. uPVC double glazed door with obscured glass to side elevation. Built-in pantry-style cupboard providing ample storage space having uPVC double glazed window to side elevation.



ADDITIONAL PHOTOGRAPH



FIRST FLOOR ACCOMMODATION

LANDING

Having uPVC double glazed window with obscured glass to side elevation. Coving to textured ceiling.

BEDROOM 1

12'10" x 10'8" max. (3.92 x 3.24 max.)

Fashionably decorated having coving to textured ceiling. Built-in cupboard with storage space. Central heating radiator. uPVC double glazed window to front elevation.



BEDROOM 2

9'5" x 10'7" max. (2.88 x 3.23 max.)

Having coving to textured ceiling. Central heating radiator. uPVC double glazed window to rear elevation.

BEDROOM 3

6'11" x 8'11" max. (2.11 x 2.72 max.)

Having coving to ceiling. Loft access. Central heating radiator. uPVC double glazed window to front elevation.

BATHROOM

Having a white suite comprising of bath with matching side panels and electric shower over with fold-back shower screen, pedestal wash hand-basin and low-flush w.c. Tiled walls. Coving to textured ceiling. Central heating radiator. uPVC double glazed window with obscured glass to rear elevation.



OUTSIDE

FRONT GARDEN

With a concrete driveway and low boundary wall to perimeters. Outside lighting.

REAR GARDEN

Part lawned and part patio paved with a raised timber decked dining area with decorative gravel. Timber gated pedestrian and vehicular access. Fencing to perimeters. Outside lighting. Generous sized detached garage with up-and-over door, light, power and personal door.



OTHER INFORMATION

TENURE

We are advised by the owners that the property is Freehold, although we have not had confirmation from the Solicitors.

LOCAL AUTHORITY

North East Lincolnshire Council - Telephone 01472 313131.

SERVICES

All mains services are available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services.

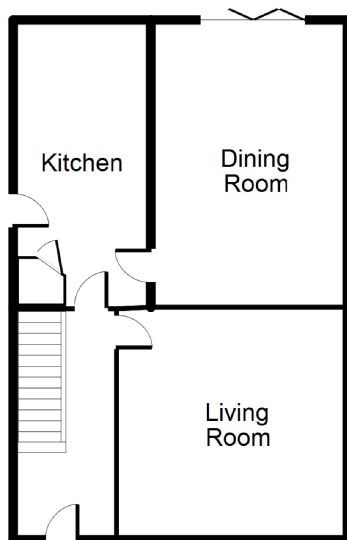
VIEWING

By appointment with the sole selling agents LOVELLE BACONS ESTATE AGENCY telephone (01472) 251918.

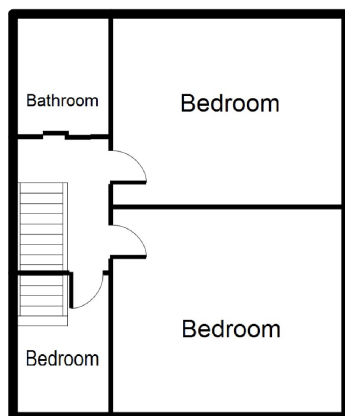
We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

MORTGAGE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our office on 01472 251918 to arrange an appointment.



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