



25 Baytree Avenue, Grimsby, DN34 4RE

- Traditional Semi House
- Popular Location
- Two Reception Room
- Three Bedrooms
- Modern Kitchen
- Modern Bathroom
- Front & Rear Gardens
- Off-Road Parking

No onward chain £119,950



LOVELLE BACONSTM
ESTATE AGENCY
SALES • LETTINGS • MORTGAGES

25 Baytree Avenue, Grimsby, DN34 4RE

INTRODUCTION

Situated in this established and popular residential area, close to Yarborough Road and all of its amenities, is this traditional bay windowed semi detached house which has undergone many improvements by the current vendors. Offering modern decor throughout together with period features and boasting all original internal doors that have been stripped and oiled. This property benefits from uPVC double glazing and gas central heating system. The well planned accommodation briefly comprises:-

- * Entrance porch.
- * Entrance hall with useful storage cupboard.
- * Bay windowed lounge with feature open grate fireplace and wooden floor.
- * Dining room with uPVC french style doors to the rear garden.
- * Modern fitted kitchen with built in oven, hob and extractor.
- * Landing.
- * Three good sized bedrooms.
- * Modern white bathroom suite with Travertine tiling.
- * Front garden offering off road parking
- * Enclosed lawned rear garden
- * No Chain Involved

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.

To discover why North East Lincolnshire is a great place to live and work go to www.discovernel.co.uk

DIRECTIONS

From LOVELLE BACONS ESTATE AGENCY head southwest on Church Ln toward A1136/Deansgate. Turn left at A1136/Deansgate. Turn right at A1136/Dudley Street then left at Dudley Street. Continue on Littlefield Lane then right at Cross Coates Rd. Turn left into Richmond Road, then right into Ashtree Avenue. Take the third left into Baytree Avenue. No 25 can be identified by our 'For Sale' sign.

SALES PARTICULARS

ENTRANCE PORCH

Arched uPVC french style entrance doors and original tiling to dado height and the floor.

ENTRANCE HALL

Part glazed uPVC entrance door with matching side panels. Open spelled staircase rising to the first floor accommodation with understairs storage cupboard. Useful walk in pantry/store cupboard which houses the wall hung gas boiler. Dark oak effect laminated flooring. Textured and coved ceiling. Plate rack to walls. Radiator. Access to all ground floor rooms.



LOUNGE

14'2" into bay x 9'7" (4.31m into bay x 2.91m)

Bay window to the front elevation. Feature wooden fire surround with cast iron inset and arched open fire grate and granite hearth. Textured and coved ceiling with central ceiling rose. TV aerial and telephone points. Solid wood flooring. Radiator.



DINING ROOM

12'6" x 10'4" (3.80m x 3.16m)

French style uPVC double glazed doors opening up onto the rear garden. Dark oak effect laminated flooring. Radiator.



KITCHEN

14'0" x 6'6" (4.27m x 1.98m)

Windows to the side and rear elevations. Part glazed uPVC door leading to the rear garden. Fitted with a range of modern white gloss wall and base units with maple effect work surfaces over incorporating a single drainer sink unit with mixer tap. Partially tiled walls and polished porcelain floor tiles. Stainless steel built in electric oven, gas hob and chimney style extractor. Plumbing for an automatic washing machine and dishwasher. Coving to the ceiling with integrated spotlights. Radiator.



ADDITIONAL PHOTOGRAPH



FIRST FLOOR ACCOMMODATION

LANDING

Window to the side elevation. Access to all bedrooms and bathroom. Loft access.

BEDROOM ONE

12'4" x 10'6" (3.77m x 3.19m)

Window to the rear elevation. Built in airing cupboard housing the immersion tank. Radiator.



BEDROOM TWO

11'7" x 10'11" (3.52m x 3.33m)

Window to the front elevation. Original feature wooden fireplace with tiled inset and hearth and open grate. Radiator.



BEDROOM THREE

7'11" x 6'6" (2.41m x 1.99m)

Window to the rear elevation. Textured ceiling and radiator.

BATHROOM

Window to the front elevation. Modern white three piece suite comprising double ended panelled bath with mixer tap. Electric shower over with glass shower screen. Pedestal wash hand basin with mixer tap and close coupled WC. Travertine stone tiling to the splash areas and floor. Radiator.



OUTSIDE

FRONT GARDEN

The front garden is enclosed by brick walling. Mainly laid to gravel with paved pathways. The current owners use the gravel area as hardstanding for a vehicle. Shrub border and gated access to the rear garden.

REAR GARDEN

The rear garden is enclosed by high level fencing to the perimeters. Being mainly laid to lawn with paved patio area. Mature plum fruit tree. Security lighting and timber garden shed.

GENERAL INFORMATION

TENURE

We are advised the property is Leasehold although we have not had formal confirmation via a Solicitors. The term is 999 years from 1933 with a ground rent of £3.00 payable annually.

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.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

LOVELLE BACONSTM ESTATE AGENCY

SALES • LETTINGS • MORTGAGES

Grimsby

Lovelle Bacons Estate Agency, Hampton House, Church Lane, Grimsby, DN31 1JR
01472 251918

**We have branches covering Lincolnshire and the East Riding with more opening soon.
For further details visit www.lovelleestateagency.co.uk**