

MARTIN MASLIN

GROUND FLOOR FLAT
172 GRIMSBY ROAD
CLEETHORPES
NORTH EAST LINCOLNSHIRE
DN35 7DL



A surprisingly spacious ground floor flat enjoying a most delightful rear garden conveniently situated for local shops and amenities on the doorstep. The flat has been modernised over the years and benefits from a gas central heating system and uPVC double glazing together with an extended lease making this an IDEAL INVESTMENT OPPORTUNITY. Comprising an entrance porch serving a communal hallway to the ground and first floor flats, a generous front lounge, spacious breakfast kitchen with walk in pantry, a long inner hall with an exterior door to the garden, two bedrooms (Master with walk in wardrobe) and a large family bathroom. Outside the flat opens onto a lovely enclosed Mediterranean style wall rear garden, gravelled with patios, palm trees and raised stock borders enjoying a southerly aspect ideal for entertaining. EPC Rating -

£59,950

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

The accommodation comprises:-

ENCLOSED FRONT PORCH

A smart uPVC entrance front door gives access to an enclosed front entrance porch with the original tiling to dado height.

COMMUNAL HALLWAY

A further half glazed door leads into a communal hallway providing access to the ground and first floor flat.

LOUNGE

3.99m (13'1") x 3.71m (12'2")

Accessed from the hallway, a lovely room with a timber painted fire surround with coving to the ceiling, complementary dado rail and a radiator. It has a uPVC double glazed front window.



LOUNGE

KITCHEN

3.96m (13'0") x 3.38m (11'1")

A shaker style fitted kitchen in a high gloss cream finish with contrasting work surfaces incorporating a 1.5 bowl sink with mixer taps and tile splash back. Built in appliances include a black smoked ceramic hob with overhead extractor fan, single fan assisted oven and grill, space for a fridge freezer and plumbing for an automatic washing machine. It has a wood vinyl floor providing space for a small table and chairs and a panelled radiator. Located off the kitchen is a useful walk in pantry cupboard with shelves and storage space. The kitchen has a uPVC double glazed rear window and a door leading to the inner hallway with a uPVC double glazed side window, a radiator and further double glazed exterior door onto the garden.



KITCHEN

BEDROOM ONE

3.66m (12'0") x 2.74m (9'0") max

With built in wardrobes forming a double bed recess and storage over. It has a matching dressing table with cupboard, a radiator and a uPVC double glazed side window.



KITCHEN

WALK IN DRESSING ROOM

With built in sliding door fronts housing the Logic combination central heating boiler.

BEDROOM TWO

2.67m (8'9") x 2.57m (8'5")

With coving to the ceiling and a borrowed light window onto the hallway.

BATHROOM

2.57m (8'5") x 2.16m (7'1")

With a white suite comprising close coupled w.c, pedestal wash hand basin and panelled bath with shower attachment and a glass screen. Fully tiled with a radiator, coving to the ceiling and an extractor fan.



BEDROOM ONE

OUTSIDE

The property has a delightful rear patio style garden with gravel beds, specimen palm trees, timber shed and high walls providing extra privacy. There is a useful attached garden store to the house and a gate at the rear provides pedestrian access.

SERVICES

Mains gas, water, electricity and drainage are connected.

CENTRAL HEATING

Comprises radiators as detailed above connected to the Logic combination central heating boiler located in Bedroom One.

DOUBLE GLAZING

The property has the benefit of uPVC framed double glazing.

LOCAL AUTHORITY

North East Lincolnshire Council.

COUNCIL TAX

Our enquiries of the Local Authority indicate the property to be in Council Tax Band A.

TENURE

The property is Leasehold with a term of 99 years from 1 April 1992 and a current ground rent of £52 per annum. Furthermore we understand the current owner will be extending the lease for a further 90 years.

VIEWING

By appointment through the Agents on Grimsby 311000.



BEDROOM TWO



BATHROOM



OUTSIDE

SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract.

The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property

remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.



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