

MARTIN MASLIN

6 DOROTHY AVENUE
WALTHAM
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN37 0QA



Found in this desirable village position along a small avenue lying just off Danesfield Avenue a lovely semi detached house enjoying a superb rear garden with a south facing aspect. Ideally placed for the local high street with shops and amenities and close to the Waltham Leas Primary Academy. Home to the same lovely owner since it was built in 1959 the property has been updated over the years but now requires some selective updating ideally suited for a young family or first time buyer. The property benefits from a gas central heating system, uPVC double glazing and security alarm. Briefly comprises: Entrance Hall, a spacious through Lounge/Diner with open fireplace, a large uPVC Conservatory and a fitted Kitchen with appliances. Upstairs there are three good size Bedrooms and a Bathroom with a white suite. Standing in delightful mature gardens approached via a generous block paved driveway leading in turn to a detached brick Garage with an adjoining Store. The property is realistically priced for a quick sale and offered with no chain. Viewing highly recommended. EPC Rating - D

£159,950

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

The accommodation comprises: -

ENTRANCE PORCH

A uPVC double glazed front door with matching side screen gives access to the entrance hall.

ENTRANCE HALL

A good size hallway with coving to the ceiling, a radiator and a ranch style staircase to the first floor. It has a uPVC double glazed side window.

LOUNGE DINER

5.74m (18'10") x 3.35m (11'0")

A spacious room featuring an attractive tiled open fireplace with a polished mantle over. It has two radiators, a serving hatch to the kitchen and a uPVC double glazed front window. A sliding aluminium double glazed door gives access into the conservatory.

CONSERVATORY

3.73m (12'3") x 2.79m (9'2")

A large conservatory built on a brick base with a ceramic tiled floor, uPVC windows, polycarbonate roof and French double glazed uPVC doors giving views and access onto the rear garden.

KITCHEN

3.00m (9'10") x 2.54m (8'4")

A pleasant kitchen requiring some updating. Fitted with a range of base and wall mounted units having complementary work surfaces incorporating a 1.5 bowl sink with mixer taps and tiled splash back. It has a built in double Neff oven and grill, an electric hob with an overhead extractor fan and plumbing for an automatic washing machine and dishwasher. There is a useful under stairs storage cupboard, a double glazed uPVC rear window and a further double glazed door onto the driveway.

FIRST FLOOR

LANDING

With access to the loft space and coving to the ceiling. It has a ranch style balustrade and a built in airing cupboard and a uPVC double glazed side window. All rooms lead directly off as follows.

BEDROOM ONE

3.86m (12'8") x 3.25m (10'8")

Situated to the front with a radiator and a uPVC double glazed window.

BEDROOM TWO

3.53m (11'7") x 3.35m (11'0")

Another good size double bedroom with a radiator and a uPVC double glazed rear window.



ENTRANCE HALL



LOUNGE DINER



LOUNGE DINER



CONSERVATORY

BEDROOM THREE

2.13m (7'0") x 2.29m (7'6")

With a radiator and a uPVC double glazed front window.

BATHROOM

2.44m (8'0") x 1.68m (5'6")

Partly tiled with a white suite comprising a close coupled w.c, a built in vanity unit with a mixer tap and a cast iron bath with an electric shower and rail/curtain. It has a radiator and a uPVC double glazed rear window.

OUTSIDE

BRICK GARAGE

5.61m (18'5") x 2.59m (8'6")

With power and light and up and over door.

BRICK STORE

2.59m (8'6") x 1.63m (5'4")

Adjoining the garage is a small brick store with its own access, power and light and a single glazed rear window.

Outside the property has a low maintenance front garden with conifer hedging providing a private screen to the property. A generous block paved driveway with neat mature hedging to one side leads down to the garage. In the Agents opinion the rear garden forms one of the main attractions with split level gardens with attractive paved patio area directly behind the conservatory. The lawned gardens are shaped and interspersed with rockery and flower borders. It has a lovely mature cherry tree with history and fencing with conifer hedging to the rear perimeter.

SERVICES

Mains gas, water, electricity and drainage are connected.

CENTRAL HEATING

Comprises radiators as detailed above connected to the Glowworm micron gas central heating boiler located in the kitchen cupboard.

DOUBLE GLAZING

The property has the benefit of uPVC framed glazing.

LOCAL AUTHORITY

North East Lincolnshire Council.

COUNCIL TAX

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

TENURE

Freehold - subject to Solicitors verification.

VIEWING

By appointment through the Agents on Grimsby 311000.



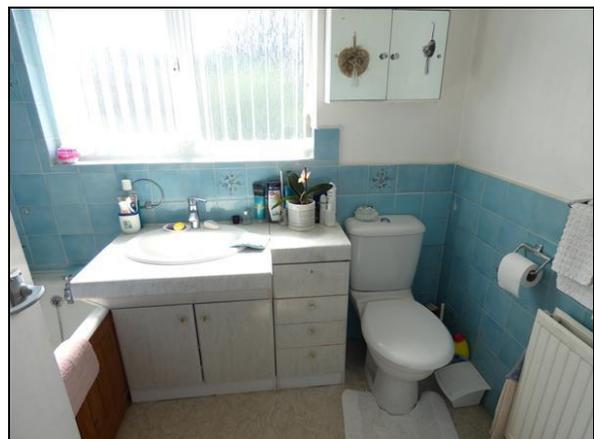
KITCHEN



BEDROOM ONE



BEDROOM TWO



BATHROOM



BRICK GARAGE



OUTSIDE



OUTSIDE



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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