



2 bed end of terrace house to buy in DN34

Downing Close, Grimsby, Lincolnshire, DN34 5UR

£115,000 Starting Bid

 x2  x1  x1

Tenure

Freehold

Driveway parking

Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ End Terraced House
- ✓ Two Bedrooms and First Floor Bathroom
- ✓ Living Room, Kitchen, Sun Room and Utility
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Offered for sale with no onward chain, this two bedroom semi-detached property is located within convenient reach of local amenities, schools and transport links.

The ground floor accommodation comprises a kitchen, living room, sun room extension, utility extension and W. To the first floor are two bedrooms and a bathroom.

Externally, the property benefits from front and rear gardens. The front provides off-road parking via a driveway. The rear garden is arranged over stepped levels and has been ca maintained, featuring mature shrubbery which provides privacy along with defined seating and planting areas.

A suitable first time home, offering practical accommodation and well-presented outside space.

Ground Floor

Kitchen

2.42m x 3.57m

With a range of wall and base units incorporating a Belfast basin with a mixer tap, cooker with a four-ring electric hob and space for other white goods. Complete with an electric radiator, stairs leading access to the first floor accommodation and an archway leading into the utility room.

Living Room

3.71m x 4.52m

With an electric radiator, under stairs storage cupboard and an electric fire in attractive surround opening into the sun room.

Sun Room

3.56m x 4.13m

Located via an open archway from the living room in uPVC double glazed surround with a door leading onto the rear garden.

Utility

2.45m x 5.37m

Accessed via an open archway from the kitchen in uPVC double glazed surround with double doors leading onto the rear garden. With a range of wall and base units incorporating a basin with a mixer tap.

Cloakroom

Located off the utility room with a w.c., vanity basin with a mixer tap and a uPVC double glazed frosted window.

First Floor

Landing

Bedroom 1

4.49m x 2.68m

With a uPVC double glazed front window and a radiator.

Bedroom 2

4.53m x 2.29m

With a uPVC double glazed rear window, ceiling coving and an electric radiator.

Bathroom

A three piece suite comprising of a walk-in shower, w.c. and a vanity basin with a mixer tap. Complete with full tiling and a uPVC double glazed frosted window.

Gardens

The property is situated with front and rear gardens, with the front being laid to lawn with shrubbery, whilst also off-road parking via a side driveway. The rear garden has been expertly presented with an abundance of natural shrubs and flowers as well as mature shrubs to the top creating privacy and also benefitting from a metal storage shed.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £115,000

Property Type: End of terrace house

Parking: Driveway

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

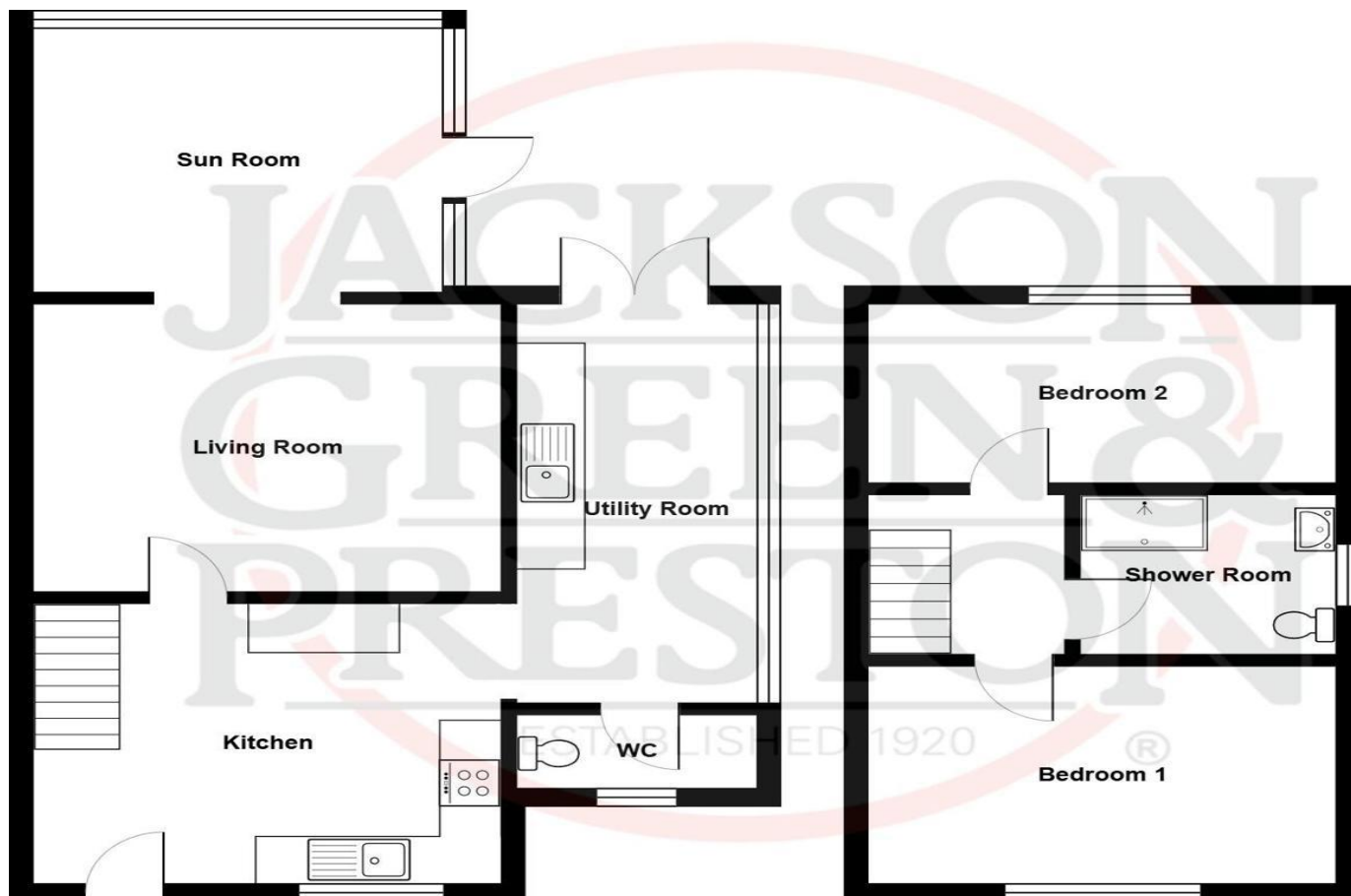
Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			80
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

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