

4 bed end of terrace house to buy in DN32

Legsby Avenue, Grimsby, Lincolnshire, DN32 0LA

£160,000 Starting Bid

x 4 x 2 x 3

Tenure

Freehold

Garage parking

Property features

- Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- Three Bedroom End of Terrace
- Three Reception Rooms
- Fabulous Kitchen/Diner
- EPC Rating C

Key Information

- Council Tax: Band A
- EPC Rating: C
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTP (fibre to the premises)
- Mobile signal: Good

Arrange a viewing

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- Flexible viewing slots
- Accompanied viewings

Description

Nestled on Legsby Avenue in the charming town of Grimsby, this stunning end terrace house is a true gem, beautifully presented and brimming with character. As you step through the entrance hall, you are greeted by the original Livingstone tiled floor, setting the tone for the elegance that flows throughout the home.

The ground floor boasts three spacious reception rooms, including a welcoming lounge, a versatile study or additional reception room, and a delightful sitting room, perfect for relaxation or entertaining guests. The heart of the home is the well-appointed kitchen/diner, which features a utility room and a convenient WC. A sun room extends the living space, allowing for an abundance of natural light and a lovely view of the meticulously maintained gardens.

Ascending to the first floor, you will find a thoughtfully designed one-bedroom flat, complete with a lounge/diner and a kitchenette, offering potential for rental income or guest accommodation. Additionally, the first floor hosts a master bedroom with an ensuite, a further double bedroom, and a family bathroom, ensuring ample space for family living.

This property is equipped with modern conveniences, including UPVC double glazing, gas central heating, and solar panels, enhancing both comfort and energy efficiency. The exterior features a detached garage and beautifully maintained front, side, and rear gardens, providing a tranquil outdoor space.

Notably, the upstairs layout is conducive to conversion into two flats, presenting an exciting opportunity for investors or those seeking additional living space. This remarkable property truly must be viewed to be appreciated, offering a blend of traditional charm and modern functionality in a desirable location.

Entrance Porch - Through u.PVC double glazed French doors into the porch with tiled walls and floor, the bottom half of the tiling to the walls is original and the floor tiles are the original Livingstone tiles.

Hall - Through the original hardwood and stained glass door into the hall with stairs to the first floor accommodation, a central heating radiator, original Livingstone tiled floor. There is an under stairs cupboard, a u.PVC double glazed door to the side entrance and a two lights to the ceiling.

Hall -

Side Porch - The side porch with a u.PVC double glazed door, a tiled floor and a u.PVC double glazed door into the hall.

Lounge - 4.83m x 3.94m (15'10 x 12'11) - The lounge is to the front of the property with a u.PVC double glazed walk-in bay window, a multi fuel burner with a tiled hearth and a wooden mantle. A central heating radiator, laminate to the floor, a light and coving to the ceiling.

Study - 4.34m x 3.94m (14'3 x 12'11) - With a u.PVC double glazed walk-in bay window, a central heating radiator, laminate to the floor, a light and coving to the ceiling.

Sitting Room - 0.30m x 3.56m (1'0 x 11'8) - With three u.PVC double glazed windows, a beautiful wooden fire surround with a multi fuel burner, a tiled back and a marble hearth. A built in cupboard, a vertical central heating radiator, laminate to the floor, a light and coving to the ceiling.

Kitchen/Diner - 4.27m x 3.96m (14'0 x 13'0) - With a range of pale grey units and a working island, contrasting work surfaces and tiled reveals. A stainless steel sink unit with a chrome mixer tap, an induction hob with a stainless steel extractor above, a housed electric oven and microwave. The central heating boiler is housed within a cupboard and there is space for a fridge/freezer. A central heating radiator, a u.PVC double glazed window and u.PVC double glazed French doors, a tiled floor and two lights to the ceiling.

Utility/Wc - 1.40m x 1.35m (4'7 x 4'5) - The utility/WC with a cabinetised toilet and sink with chrome fittings, fully tiled walls and floor and a light to the ceiling.

Sun Room - 4.06m x 1.37m (13'4 x 4'6) - The sun room with u.PVC double glazed windows to three sides, u.PVC double glazed sliding patio door, a tiled floor and a wall light.

Landing - Up the return staircase to the first floor accommodation where doors to all rooms lead off. There is laminate to the floor, two lights and coving to the ceiling.

Flat - Up the return stairs to the front of the property is the flat comprising of:-

Lounge/Diner - 3.99m x 3.91m (13'1 x 12'10) - With two u.PVC double glazed windows, a feature cast iron fire place and grate with tiled sides and hearth. A central heating radiator, laminate to the floor, a light and coving to the ceiling.

Kitchenette - 2.62m x 1.12m (8'7 x 3'8) - With a range of cream wall and base units, contrasting work surfaces incorporating a stainless steel sink unit with a chrome mixer tap and tiled splash backs. An integrated electric oven and hob with a stainless steel extractor fan over and a hot water boiler. A u.PVC double glazed window, a central heating radiator, laminate to the floor and a light to the ceiling.

Bedroom - 3.91m x 3.48m (12'10 x 11'5) - This double bedroom with a u.PVC double glazed window, a feature cast iron fireplace with a tiled hearth. A shower enclosure with an electric shower. A central heating radiator, solid oak wood floor and a light to the ceiling.

Landing - Back down the return stairs to the rear of the property is the master bedroom.

Master Bedroom - 3.86m x 3.78m (12'8 x 12'5) - With a u.PVC double glazed window, a central heating radiator, laminate to the floor, a light and coving to the ceiling.

Ensuite - 3.00m x 1.17m (9'10 x 3'10) - With a cabinetised sink with a chrome mixer tap and a toilet. A u.PVC double glazed window, mermaid boarding to the walls, a central heating radiator, laminate to the floor, a light and loft access to the ceiling.

Bathroom - 3.00m 1.68m (9'10 5'6) - The spacious bathroom comprises of large walk-in shower enclosure with a plumbed shower, a toilet, a cabinetised sink with a chrome mixer tap. A u.PVC double glazed window, tiled walls, a central heating radiator, vinyl to the floor and a light to the ceiling.

Bedroom 2 - 2.64m x 3.02m (8'8 x 9'11) - Another double bedroom with a u.PVC double glazed window, a central heating radiator, laminate to the floor, a light and coving to the ceiling.

Garage - 4.60m x 3.23m (15'1 x 10'7) - The detached brick built garage with wooden double doors and two windows to the side. The garage is accessed from St Augustines Avenue through secure double gates.

Outside - The beautifully maintained gardens to the front and side of the property are enclosed by a combination of walls, hedging, and fencing, with a wrought-iron gate leading to the front door and a wooden gate providing access to the side entrance. The gardens are laid with artificial grass and feature a variety of established plants and shrubs, creating a colourful and tranquil setting, complemented by decorative stone and paved pathways that wrap around the property.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £160,000

Property Type: End of terrace house

Parking: Garage

Year built: 1905

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

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid, Solar PV (Photovoltaic) panels

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

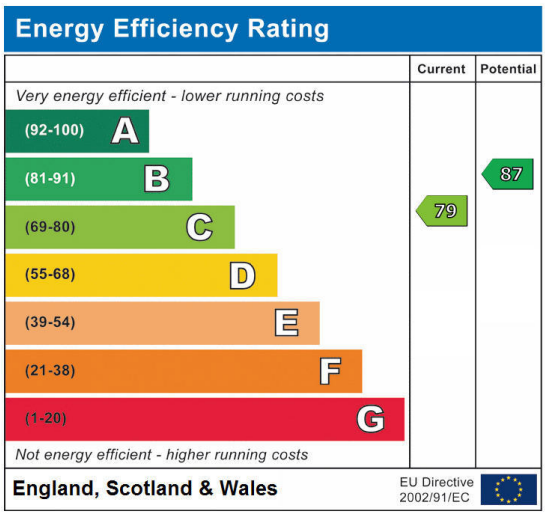
Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Legsby Avenue, Grimsby, Lincolnshire, DN32 0LA

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

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