

MARTIN MASLIN

177 HAINTON AVENUE
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN32 9LD



A traditional late Victorian terrace house thought to have its origins around 1884 offering spacious and flexible family accommodation together with vehicular access at the rear. The property is well presented including a spacious Hallway, bay fronted Lounge, central Dining Room, delightful Breakfast Room with double doors to the Kitchen and three good size Bedrooms. The Master Bedroom has a paddle staircase to a first floor converted Loft Room whilst the second Bedroom links to the Bathroom with a modern white suite. The property enjoys a 70'0 rear garden including vehicular access screened by tall double gates. An 8'0 access lane leads from Catherine Street.

EPC Rating - E

£87,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

GROUND FLOOR

ENTRANCE HALL

With a balustrade and spindle staircase rising to a two tiered first floor landing with laminate flooring, complementary dado rail and original ceiling cornice. It has a radiator, a useful understairs cupboard and a part glazed front door.

LOUNGE

4.60m (15'1") into bay x 3.81m (12'6")

A lovely front lounge with a twin columned plaster firesurround housing a living flame gas fire with black marble inlay and hearth. The room is tastefully decorated with original ceiling cornice, picture rail, dado rail and has a radiator. It has a walk in splay bay original front window.

DINING ROOM

3.91m (12'10") x 3.17m (10'5")

With fireplace, original ceiling cornice, radiator and single glazed rear window.

SITTING ROOM

3.78m (12'5") into bay x 3.61m (11'10")

A lovely bright central room with deep single glazed bay side window, gas fire with tile surround, radiator and a laminate floor. Glazed double doors open through into the Kitchen.

KITCHEN

2.74m (9'0") x 2.87m (9'5")

Fitted with a range of shaker style units in a light beech finish, some with glass displays. Contrasting black worksurfaces incorporate a stainless steel sink with mixer taps and tile splashback. There is a free standing stainless steel range cooker with matching back plate and large overhead extractor fan with light. Plumbing is provided for a washing machine and the kitchen has a laminate floor with two uPVC double glazed windows to the sides and a further double glazed door onto the garden.

FIRST FLOOR

LANDING

With a built in storage cupboard.

MASTER BEDROOM

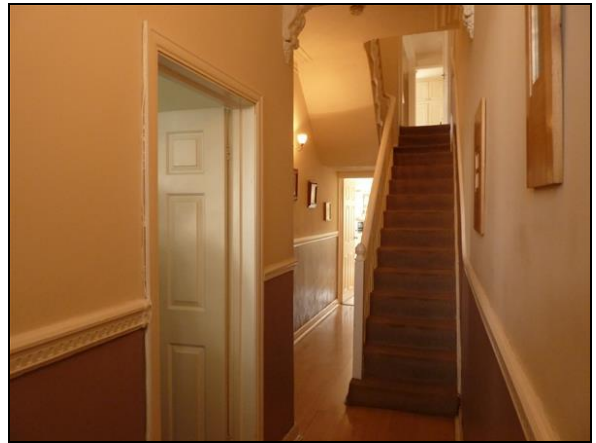
5.00m (16'5") x 3.96m (13'0")

A large double bedroom with two uPVC windows, a radiator and a paddle staircase provides access to a large loft room.

LOFT ROOM

4.62m (15'2") x 3.51m (11'6")

Currently plastered with two velux windows to the rear. This would make an ideal hobbies/games room for the growing family.



ENTRANCE HALL



LOUNGE



DINING ROOM



SITTING ROOM

BEDROOM TWO

3.96m (13'0") x 3.20m (10'6")

A double bedroom with a radiator and a uPVC double glazed window.

BEDROOM THREE

3.66m (12'0") x 2.87m (9'5")

Currently used as a study with a connecting door to the Bathroom, a radiator and a single glazed side window.

BATHROOM

2.84m (9'4") x 2.69m (8'10")

Lovely size bathroom, attractively tiled with a white scalloped suite comprising close coupled w.c, pedestal wash hand basin and corner bath with shower over. There is a radiator, a single glazed rear window and a large built in airing cupboard housing the combination central heating boiler.

OUTSIDE

The property has a stone gravelled front garden set behind a brick and coping stone wall boundary. The rear garden measures approximately 70'0 in length with a pleasant patio and lawn and fencing to the perimeter. Double gates provide vehicular access via an 8' from Catherine Street.

SERVICES

Mains gas, water, electricity and drainage are connected.

CENTRAL HEATING

Comprises radiators as detailed above connected to the combination central heating boiler located in the Bathroom.

DOUBLE GLAZING

The property has the benefit of partial uPVC double glazed windows.

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

Freehold - subject to Solicitors verification.

VIEWING

Strictly by appointment through the Agents on Grimsby 311000.

LOCATION AND AMENITIES

The property is located on Hainton Avenue close to the junction of Catherine Street. Local shops and amenities can be found along Hainton Avenue and regular buses serve the general area.



KITCHEN



MASTER BEDROOM



LOFT ROOM



BEDROOM TWO



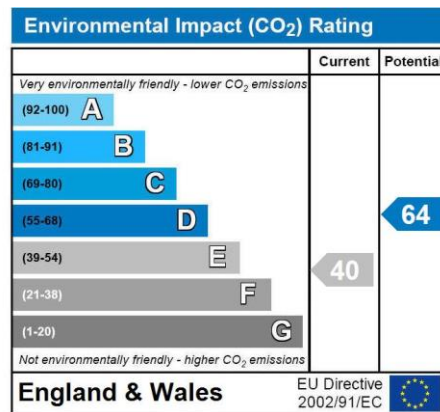
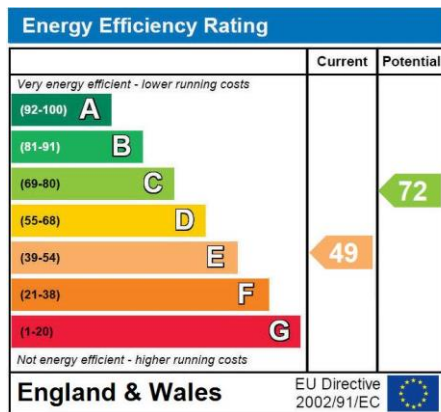
BEDROOM THREE



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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