

MARTIN MASLIN

49 WORCESTER AVENUE
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN34 5HN



ATTENTION INVESTORS/DEVELOPERS! A traditional end terrace house occupying a large well established corner plot providing further scope for improvement offered with no forward chain. Built around the 1950s, the house also benefits from up graded wiring, a part central heating system and some uPVC double glazing. The accommodation includes an Entrance Hall and staircase with separate w.c, a through Lounge Diner and Kitchen with a walk in pantry. Upstairs there are three good size Bedrooms and a Bathroom with a traditional white two piece suite. Outside are some useful brick out buildings to the rear and a good size side and rear garden screened by fencing and mature boundaries. A good opportunity. EPC Rating - D

£62,500

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

GROUND FLOOR

ENTRANCE HALL

SEPARATE W.C

With a low flush w.c and uPVC double glazed side window.

LOUNGE DINER

7.24m (23'9") x 3.23m (10'7") narrowing to 2.74m (9'0")

A through lounge with a tiled fireplace, a radiator and two aluminium double glazed windows giving views onto the front and rear of the property.

KITCHEN

3.17m (10'5") x 2.57m (8'5")

A basic kitchen requiring updating with stainless steel sink, mixer taps and tiled splash back. There are some freestanding cupboards, plumbing for an automatic washing machine and a walk in pantry cupboard with side glazed window. The kitchen has an aluminium double glazed rear window and further double glazed aluminium door onto the rear garden.

FIRST FLOOR

LANDING

With a uPVC double glazed side window and access to the loft space.

BEDROOM ONE

3.86m (12'8") x 3.12m (10'3")

With a radiator and uPVC double glazed front window.

BEDROOM TWO

3.20m (10'6") x 3.10m (10'2")

With a uPVC double glazed rear window.

BEDROOM THREE

2.92m (9'7") x 2.21m (7'3")

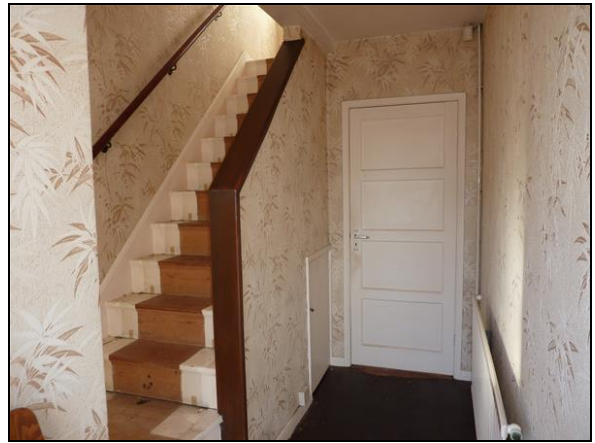
Including overstairs bulkhead cupboard. It has a uPVC double glazed front window.

BATHROOM

With a two piece traditional white suite comprising wash hand basin, enamel bath with electric shower and rail/curtain. There is a radiator, a built in airing cupboard housing the hot water cylinder with controls and a uPVC double glazed rear window.

OUTSIDE

The property occupies a good size corner plot with lawn and mature hedgerows to the perimeters. A side gate leads into a generous rear garden, lawned with mature plants and shrubs, some brick outbuildings and fencing to the perimeters.



ENTRANCE HALL



LOUNGE DINER



LOUNGE DINER



KITCHEN

SERVICES

Mains gas, water, electricity and drainage are connected.

CENTRAL HEATING

The property has the benefit of part central heating connected to the Glowworm Flexicom 15HX central heating boiler located in the Kitchen.

DOUBLE GLAZING

The property is part uPVC double glazed with some aluminium 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

Freehold - subject to Solicitors verification.

VIEWING

By appointment through the Agents on Grimsby 311000.



BEDROOM ONE



BEDROOM TWO



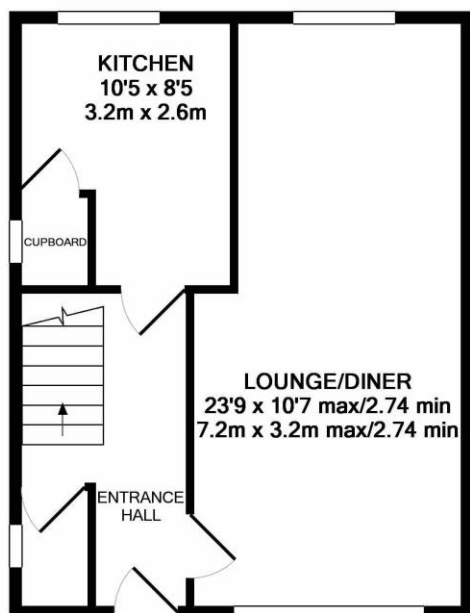
BEDROOM THREE



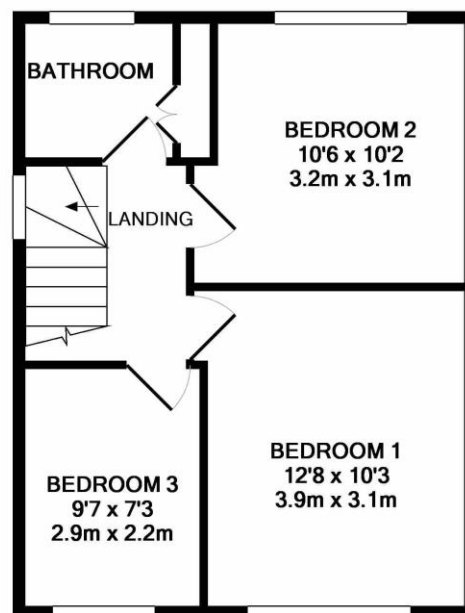
BATHROOM



OUTSIDE

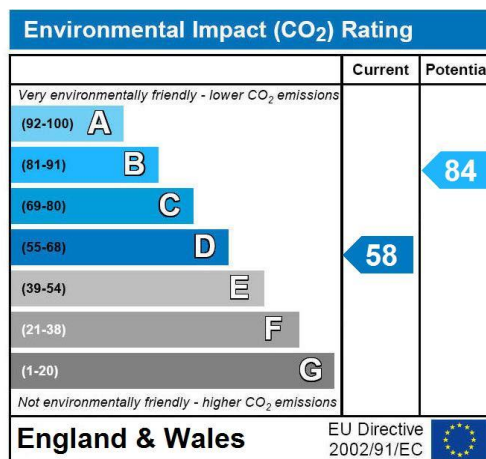
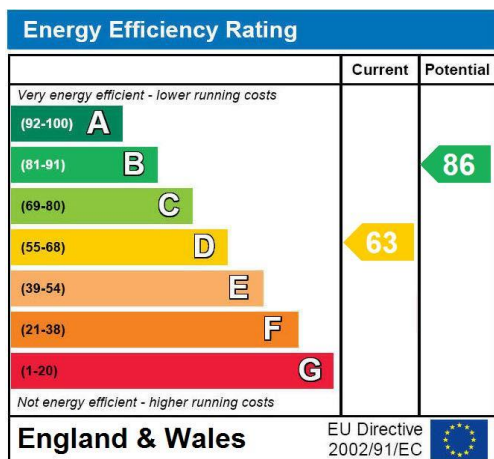


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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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Martin Maslin Estate Agents
4/6 Abbey Walk
Grimsby
North East Lincolnshire
DN31 1NB
T: 01472 311000 F: 01472 340200
E: office@martinmaslinestateagents.co.uk
www.martinmaslinestateagents.co.uk