



4 bed semi-detached house to buy in DN37

Cheshire Walk, Grimsby, Lincoln, Lincolnshire, DN37 9AR

£85,000 Starting Bid

 x4  x1  x1

Tenure

Freehold

On Street parking

Property features

- ✓ Immediate "Exchange of Contracts" Available
- ✓ Sold Via "Secure Sale"
- ✓ 4 Bedroom Semi-Detached House
- ✓ Front & Rear Gardens
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

Description

**BEING SOLD VIA SECURE SALE ONLINE BIDDING. Terms & Conditions apply

Jackson, Green and Preston are delighted to offer to the market this four bedroom semi-detached house, located in this prime residential position on the Willows Estate in close proximity to Grimsby town centre and local amenities.

This well planned accommodation briefly comprises of entrance hallway, kitchen-diner, living room and cloakroom on the ground floor, whilst the first floor accommodates the four bedrooms and the family bathroom.

Externally the property is situated with front and rear gardens, both being predominantly laid to attractive lawn and surrounded on all sides by timber fencing.

The property benefits from uPVC double glazing throughout and a gas central heating system.

Currently let at £780 PCM representing a near 7% yield making an excellent investment or addition to any investors portfolio.

Ground Floor

Entrance Hallway

With a uPVC double glazed frosted front door, radiator and stairs leading access to the first floor accommodation.

Kitchen-Diner

3.65m x 5.29m

With a range of wall and base units incorporating a basin, oven as well as space and plumbing for a washing machine and space for a stand alone 'fridge freezer. With a uPVC double glazed side door and window overlooking the rear garden, this excellent space is complete with a radiator, partial tiling and ample space for a dining table.

Living Room

3.62m x 6.62m

With a uPVC double glazed front window as well as a double glazed sliding door leading access to the rear garden, two radiators, ceiling coving and rose and a timber mantle piece.

Cloakroom

Located off the entrance hallway with a w.c., uPVC double glazed frosted window and the "Ideal" combination boiler.

First Floor

Landing

Leading access to the four bedrooms and the bathroom.

Bedroom 1

3.58m x 3.02m

With a uPVC double glazed front window, radiator, dado railing and floor to ceiling fitted wardrobes.

Bedroom 2

3.72m x 2.65m

With a uPVC double glazed front window, radiator and a storage cupboard.

Bedroom 3

2.67m x 2.75m

With a uPVC double glazed rear window and radiator.

Bedroom 4

2.99m x 2.15m

With a uPVC double glazed rear window and a radiator.

Bathroom

A three piece suite comprising of a bath with an electric "Triton" shower, w.c. and a pedestal basin. With partial tiling and a uPVC double glazed frosted window.

Gardens

The property is situated with front and rear gardens, both being mainly laid to attractive lawn with the front being surrounded by timber picket fencing and the rear being surrounded by timber fencing.

Tenancy

The property is currently let at 780PCM with vacant possession obtainable. The photos are taken before the tenancy commencement.

Broadband & Mobile Phone Coverage

Please use the following link to check the mobile phone and broadband coverage for this property.

Council Tax Band A

This information was obtained on the 20th March 2024 and is for guidance purposes only. Purchasers should be aware that the banding of the property could change if information is brought to light that makes it clear to the Valuation Office Agency that an error was made with the original allocation. Additionally, there may be circumstances when the Council Tax can be altered on change of ownership. All interested parties are advised to make their own enquiries. See

*Please note that photos were taken prior to tenancy

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £85,000

Property Type: Semi-detached house

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	62	
(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:
G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,
<https://www.gandtproperties.co.uk/>

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