



Mallard Mews, Grimsby, DN32 9PW

1 BEDROOM TOWN HOUSE | OWN PARKING SPACE | CLOSE TO LOCAL AMENITIES | IN NEED OF REFURBISHMENT

IDEAL INVESTMENT PROPERTY | ENCLOSED FRONT GARDEN | PC RATING E |

Asking Price: £30,000

HUNTERS[®]
HERE TO GET *you* THERE

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!! IDEAL INVESTMENT PROPERTY!! Hunters would like to present this one bedroom townhouse with NO FORWARD CHAIN. Situated close to local schools, shops and bus routes. Internally the property comprises of one bedroom, open plan lounge and kitchen area, upstairs bathroom. Also benefiting from a front patio garden and parking space. Please call the office to book a viewing to see the great potential of this property.

ENTRANCE

Enter through a wooden half single glazed door into the open plan kitchen / living area.

OPEN PLAN KITCHEN / LIVING AREA

"4.34m (14' 3")x"4.55m (14' 11")

The living area has a wood effect double glazed window to the front aspect of the property and the staircase leading to upper floor.. In the kitchen area there are some wall and base units, stainless steel sink with mixer tap, tiled splash back to rear and plumbing for washing machine. The kitchen area also has a useful storage cupboard / pantry.



STAIRCASE

The return staircase runs up from the living area giving access to the bedroom, bathroom and a storage cupboard that also houses the immersion tank.



BEDROOM

"4.57m (15' 0")x"2.44m (8' 0")

The bedroom has a wood effect double glazed window to the front aspect of the property. The loft access. is located here.

BATHROOM

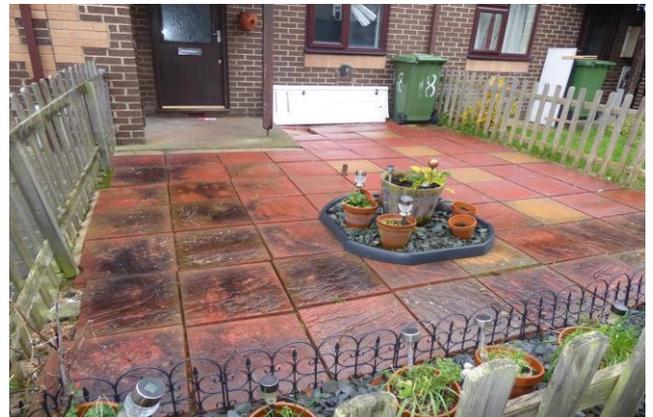
"1.83m (6' 0")x"1.73m (5' 8")

The bathroom has a three piece bathroom suite comprising of bath with shower over and shower screen, wash basin and W.C, there is a single glazed sky light and an electric wall mounted fan heater.



FRONT GARDEN

The front of the property has a patio paved garden area, edged with a flower border. There is also a brick outside storage shed.



PARKING

There is a useful off road parking space to the side of the row of town houses within easy reach.

INFORMATION

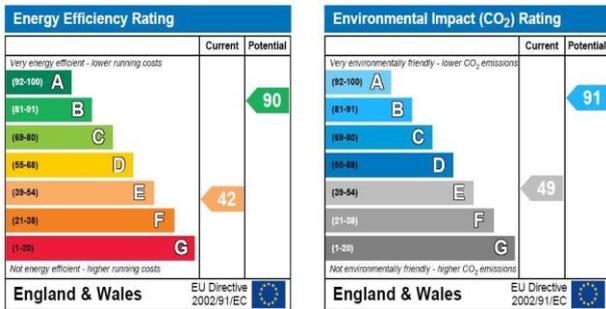
Tenure

We believe the property to be FREEHOLD and are awaiting formal confirmation. All interested parties are advised to make their own enquiries.

MORTGAGE ADVICE

With so many mortgage deals available, choosing the right one can be a challenge in itself. For free no obligation advice call our independent advisor today on 01472 362020 to arrange an appointment.

ENERGY PERFORMANCE RATING



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

OPENING HOURS

Monday - Friday: 9.00am - 5.30pm
Saturday: 9.00am - 12.00pm

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.