



## St. Anns Avenue, Grimsby, DN34

**£170,000**

None

**Tenure:** Freehold, **Bedrooms:** 4

HouseSimple is pleased to present this property in Grimsby.

## Key features:

- superb extended semi detached house
- 4 bedrooms
- lovely enclosed gardens
- cul de sac location
- sun exposure in garden is excellent
- original front door
- 10 minute walk to town centre
- low maintenance front garden
- New boiler with 5 years guarantee
- MOTIVATED VENDOR

## Extra info:

- **Property Age:** 69 years
- **Council Tax:** Band B (£1393.12 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway



*Superb extended semi detached house offered for sale in excellent condition enjoying 2 reception rooms - fitted kitchen - office/study area - 4 BEDROOMS - family bathroom - gas central heating with brand new boiler - upvc double glazing - driveway and garage - viewing highly recommended.*

*A great opportunity to purchase a superb and very well-extended bay-windowed semi-detached house, situated in this sought-after residential cul-de-sac, lying just off Littlefield Lane, close to local shops and less than half-a-mile from the Town Centre.*

*This fashionably decorated home enjoys the benefit of uPVC double glazed windows (with the exception of a Velux-style double glazed roof light) and has a gas central heating system with brand new boiler.*

*The well-planned and sympathetically extended accommodation on the ground floor briefly comprises porch, delightful hallway with original front door with leaded coloured glass, an attractive staircase and useful study area, living room with bay window, extended sitting room, superb extended kitchen with a good range of wall and base units, with built-in hob and oven. On the first floor are two double bedrooms, a large and extended third bedroom and the stylish*

hood and oven. On the first floor are two double bedrooms, a large and extended third bedroom and the stylish bathroom (bath, basin and w.c.) in fashionable white. On the second floor is the fourth bedroom, accessed via a permanent staircase, used by the current owners as a study and guest bedroom.

The property stands on a good-sized plot.

A driveway provides off-road parking, and leads to the detached garage.

ALL-IN-ALL, A SUPERB FAMILY HOME, WHICH MUST BE VIEWED INTERNALLY TO FULLY APPRECIATE ITS SIZE, QUALITY AND MANY DELIGHTFUL FEATURES.

Ground Floor

**Porch:**

With timber double doors.

**Hall:**

A delightful hallway, with attractive original leaded coloured lights to the front door and the surround.

An attractive original staircase leads to the first floor. Useful built-in desk under-the-stairs provides an ideal study area. Radiator.

**Living Room:**

4.39m (14ft 5in) maximum including bay x 3.62m (11ft 11in)

leaded uPVC double glazed bay window which overlooks the front garden.

**Dining/Sitting Room:**

5.6m (18ft 4in) x 3.45m (11ft 4in)

A spacious and extended rear sitting room with separate dining area, with gas fire set in an attractive surround. Picture rail and coving. uPVC double doors lead to the rear garden.

**Kitchen:**

4.37m (14ft 4in) x 2.52m (8ft 3in)

Partly tiled, with a superb range of fitted wall and base units, incorporating a sink unit with drainer and mixer tap. Built-in gas hob and oven. Coving and spotlights to ceiling. Two uPVC double glazed window units.

First Floor

**Landing:**

With uPVC double glazed window. Attractive open-spelled stair rail. Staircase leads to the second floor.

**Bedroom 1:**

3.9m (12ft 10in) x 3.49m (11ft 5in)

With attractive coving and spotlights to ceiling. Radiator and a uPVC double glazed window unit.

**Bedroom 2:**

3.64m (11ft 11in) maximum x 3.64m (11ft 11in)

With laminated floor covering. Radiator and a leaded uPVC double glazed window unit.

**Bedroom 3:**

4.53m (14ft 10in) x 2.52m (8ft 3in)

A spacious, extended third bedroom, with fashionable laminated floor covering. Radiator and a leaded uPVC double glazed window unit.

**Bathroom:**

Fully tiled, with a smart three-piece suite, comprising panelled bath with shower over, vanity hand basin and w.c. Leaded uPVC double glazed window unit.

Second Floor

**Bedroom 4:**

3.62m (11ft 11in) maximum x 3.6m (11ft 10in) maximum

An excellent loft conversion, which would make an ideal teenager's bedroom or could equally be used as it is by the current Owners, as a study/computer room. It has laminated floor covering and a Velux-style double glazed roof light. Access to the loft with good storage space.

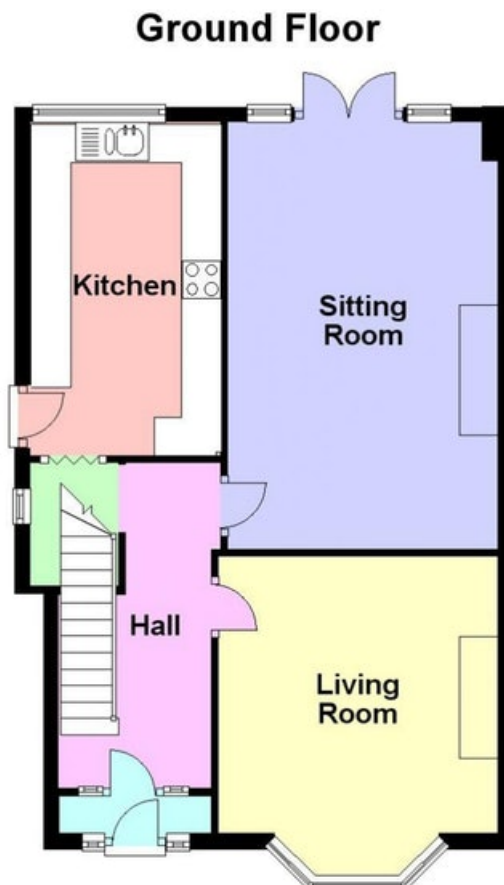
### Gardens:

Delightful garden with large decking area. Sun exposure excellent throughout the day.

### Garage:

A driveway provides off-road parking, and leads to the detached prefabricated concrete garage with timber double doors.

## Floor plan:



## Energy Performance Certificate:

**Energy Performance Certificate**

**24, St. Anns Avenue, GRIMSBY, DN34 4PW**

<b>Dwelling type:</b> Semi-detached house	<b>Reference number:</b> 8771-6228-6610-6632-1996
<b>Date of assessment:</b> 12 August 2019	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 12 August 2019	<b>Total floor area:</b> 124 m <sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 4,905</b>
<b>Over 3 years you could save</b>	<b>£ 1,359</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 450 over 3 years	£ 246 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold; margin: 0;">You could save £ 1,359 over 3 years</p> </div>
Heating	£ 4,140 over 3 years	£ 3,081 over 3 years	
Hot Water	£ 315 over 3 years	£ 219 over 3 years	
<b>Totals</b>	<b>£ 4,905</b>	<b>£ 3,546</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

<p style="font-size: 0.7em;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: 0.6em;"> <tr><td style="background-color: #2e8b57; color: white;">(92 plus) A</td></tr> <tr><td style="background-color: #4682b4; color: white;">(81-91) B</td></tr> <tr><td style="background-color: #66cdaa; color: white;">(69-80) C</td></tr> <tr><td style="background-color: #90ee90; color: white;">(55-68) D</td></tr> <tr><td style="background-color: #fffacd; color: black;">(39-54) E</td></tr> <tr><td style="background-color: #ffa07a; color: black;">(21-38) F</td></tr> <tr><td style="background-color: #ff4500; color: white;">(1-20) G</td></tr> </table> <p style="font-size: 0.7em;">Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th>Current</th><th>Potential</th></tr> <tr><td style="text-align: center;">49</td><td style="text-align: center;">71</td></tr> </table>	Current	Potential	49	71	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
(92 plus) A													
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Current	Potential												
49	71												

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 939
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 153
3 Low energy lighting for all fixed outlets	£70	£ 171

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4

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