



50 Fairway, Waltham, DN37 0LU
£170,000

Key Features:

- Traditional Two Bedroom Semi Detached
- Popular Residential Area of Waltham
- Ideal First Time Purchase
- Spacious Front Aspect Lounge
- Kitchen Diner
- Ground Floor Cloakroom/WC
- Two Double Bedrooms & Modern Bathroom
- Attractive Cottage Style Rear Garden
- Driveway Parking
- No Forward Chain

A traditional two bedroom semi-detached home, pleasantly situated in a popular residential area of Waltham and within easy reach of its wide range of local amenities.

Well presented and much improved in recent years, the accommodation includes an entrance hall with cloakroom/WC off and a spacious front aspect lounge with gas fireplace. To the rear is a shaker-style kitchen featuring butcher block worktops, a Belfast sink and range cooker. A replacement combination boiler was installed less than two years ago.

Upstairs are two double bedrooms, with the main bedroom particularly generous in size, together with a modern bathroom including a vanity unit and bath with shower over. The loft is boarded and provides useful additional storage.

Outside, the rear garden has an attractive cottage-style feel, with a spacious paved patio and lawn rising towards a 14' x 9' summer house. A gravelled driveway to the front provides ample off-road parking.

Waltham offers an excellent range of shops and local amenities, together with primary and secondary schools. Grimsby and Cleethorpes are also within easy reach. Offered for sale with no forward chain... Viewing highly recommended.



LOUNGE
16'4" x 12'5" (5.00 x 3.79)

KITCHEN DINER
14'4" x 7'5" (4.38 x 2.28)

CLOAK/WC
8'1" x 2'7" (2.48 x 0.8)

FIRST FLOOR

BEDROOM 1
16'4" x 8'2" (5.00 x 2.51)

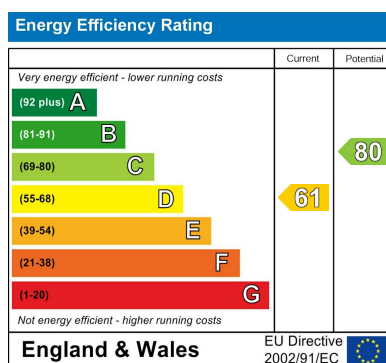
BEDROOM 2
11'3" x 7'11" (3.43 x 2.43)

BATHROOM
6'2" x 4'10" (1.89 x 1.49)

TENURE
FREEHOLD

COUNCIL TAX
A





Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore