



**114 Albatross Drive, Grimsby, North East Lincolnshire, DN37 9PE**  
**£160,000**

## Key Features:

- REFURBISHMENT PROJECT
- Two Bedroom Detached Bungalow
- Quiet Cul De Sac Location
- Enclosed Private Gardens
- Driveway Parking & Single Garage
- No Forward Chain

Occupying a quiet cul de sac position in this popular residential area, a spacious two bedroom detached bungalow offered for sale with no forward chain. Situated on the outskirts of Grimsby, ideal for easy access to the A180 and Humber Bank, and close to local amenities at nearby Wybers Wood.

The property offers plenty of scope to renovate and personalise the accommodation, briefly comprising; entrance hall, living room, kitchen, large conservatory, two bedrooms and a shower room. Set in private enclosed gardens, with driveway parking and a single garage.



## ENTRANCE HALL

With a built-in storage cupboard and access to the loft.

## LIVING ROOM

17'4" x 11'9" (5.29 x 3.59)

To front aspect with bay window, and fireplace incorporating an inset gas fire.

## KITCHEN

10'9" x 9'1" (3.29 x 2.77)

Comprising a range of modern gloss units, built-in oven, gas hob with extractor over, and space for further appliances. Open access to:-

## CONSERVATORY

12'10" x 9'3" (3.93 x 2.84)

A uPVC conservatory extension opening onto the rear garden.

## BEDROOM 1

12'3" x 11'4" (3.74 x 3.46)

To rear aspect, with French doors opening onto the rear garden.

## BEDROOM 2

10'1" x 9'4" (3.08 x 2.86)

To front aspect.

## SHOWER ROOM

7'8" x 5'4" (2.36 x 1.63)

Fitted with a vanity sink unit, wc, and large walk-in shower. Heated towel rail. Obscure glazed window.

## OUTSIDE

Nestled in the corner of a cul de sac, the property stands with private gardens to the front and rear. There is driveway parking to the front of the property and access to the single garage.

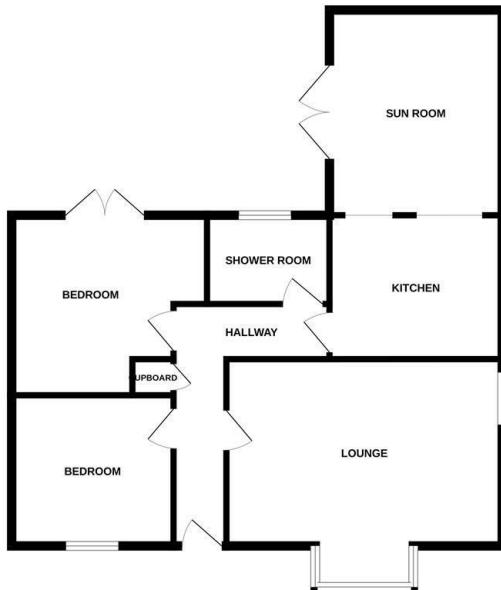
## TENURE

FREEHOLD

## COUNCIL TAX BAND

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. Prospective purchasers should not rely on the floorplan and must satisfy themselves as to the accuracy of the measurements. The services, systems and appliances shown have not been tested and no guarantee is given. Made with Metropix ©2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	88	92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## 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