



126 Columbia Road, Grimsby, North East Lincolnshire, DN32 8ED
£95,000

Key Features:

- Mid Terrace Property
- Easy Access To The Town Centre & Cleethorpes
- Three Double Bedrooms
- Lounge/Dining Room
- Kitchen & Utility Area
- Downstairs Modern Bathroom
- Garden To Rear

This three bedroom mid terrace home is located in an established area of Grimsby, with easy access to both the town centre and Cleethorpes. Well presented, the accommodation includes; a front entrance porch, lounge and dining room separated by a central staircase, along with a fitted kitchen at the rear. A rear entrance lobby doubles as a useful utility area and leads through to the modern bathroom. Upstairs the landing leads to three good sized bedrooms, offering plenty of space for a growing family.



LOUNGE

13'2" x 9'10", 282'1" (4.02 x 3.86)

A bay fronted lounge with fireplace incorporating a coal effect gas fire, marble back and hearth. Staircase leading to the first floor.

DINING ROOM

13'2" x 11'8" (4.02 x 3.58)

Separate dining space, opening onto the rear garden.

KITCHEN

9'10", 259'2" x 6'6", 127'11" (3.79 x 2.39)

Fitted with a range of cream wall and base units, worktops incorporating a stainless-steel sink, built-in oven, gas hob with extractor over, and plumbing for a washing machine. Unit housing the gas central heating boiler - installed 2019. Side aspect window.

REAR ENTRANCE LOBBY/UTILITY

8'5" x 3'1" (2.58 x 0.95)

With access onto the rear garden, and space for further appliances.

BATHROOM

7'3" x 3'3", 236'2" (2.21 x 1.72)

Comprising a vanity unit with countertop basin, and wc. Panelled bath with shower over - having dual shower heads and glazed screen. Heated towel rail.

FIRST FLOOR

With access to the loft

BEDROOM 1

13'2" x 10'1" (4.02 x 3.09)

Main bedroom to front aspect, with a built-in storage cupboard.

BEDROOM 2

11'2" x 9'8" (3.41 x 2.95)

To rear aspect.

BEDROOM 3

12'4" x 7'9" (3.76 x 2.38)

To rear aspect.

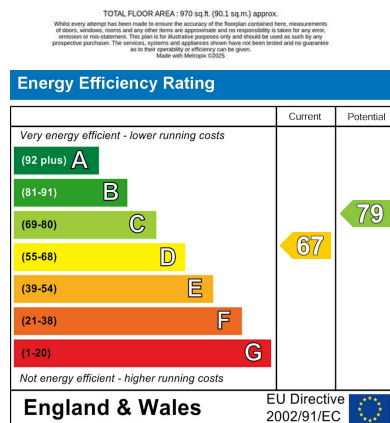
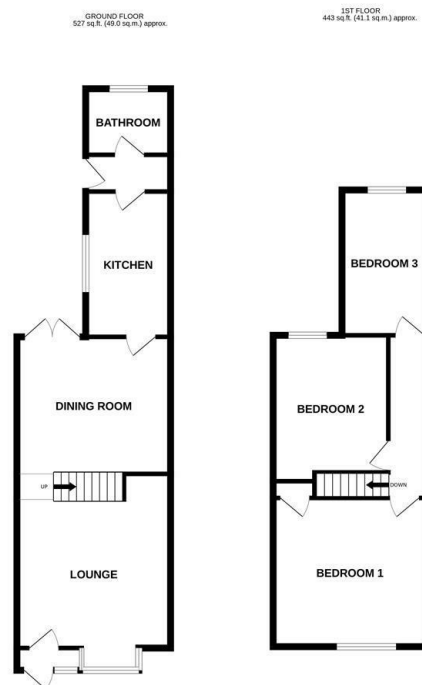
TENURE

Freehold

COUNCIL TAX BAND

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

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