



Convamore Road, Grimsby, DN32 9HY

FOR SALE - £95,000

CanTERS

Chartered Surveyors

A **THREE BEDROOM END TERRACED HOUSE** with detached brick store found in this mixed residential and commercial area approximately one mile distant of Grimsby town centre. The accommodation which benefits from Upvc double glazed windows and a gas fired central heating system briefly comprises; Hallway, Living Room, Dining Room, Kitchen and Bathroom to the ground floor with Three Bedrooms the first floor.

Convamore Road benefits from having a number of amenities and facilities nearby including local shops, schools, Lidl supermarket, medical centre and a regular bus service.

Hallway	With Upvc double glazed entrance door, suspended ceiling and wood effect laminate flooring.
Living Room	4.10m x 3.92m With suspended ceiling and two windows to the front aspect.
Rear Hallway	With stairs to first floor accommodation and a Upvc part double glazed door to the rear yard.
Dining Room	4.46m x 3.40m With window to rear aspect and door to the kitchen.
Kitchen	4.60m x 3.07m Having a range of fitted wall cupboards and base units with contrasting worktops and a stainless steel single drainer sink unit with mixer tap over. Oven space, two windows to the side aspect and a part double glazed door to the rear yard.
Rear Lobby	
Bathroom	With white suite comprising; panelled bath with mixer tap, pedestal wash hand basin and low flush WC.
First Floor	Landing With three bedrooms off
Bedroom 1	5.68m x 4.12m With window to front aspect.
Bedroom 2	4.65m x 3.36m With window to side aspect.
Bedroom 3	4.36m x 3.08m With dual aspect window.
Outside	Enclosed rear yard and a detached brick and tile store.
Tenure	We are verbally advised that the property is freehold and we are awaiting formal confirmation from the vendors solicitor.
Council Tax Band:	'A'
EPC Rating:	'D'

FURTHER INFORMATION AND TO VIEW

Viewing by appointment only, contact James Chisholm james@canters.co.uk 01472 356143

Canters
www.canters.co.uk

01472 356143

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 12/02/2024

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ADDITIONAL PHOTOS & PLANS



Living Room



Dining Room



Kitchen



Kitchen



Bathroom



Bedroom 1

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ADDITIONAL PHOTOS & PLANS



Bedroom 2



Rear Garden



Rear Garden



Bedroom 3



Street View



Street View

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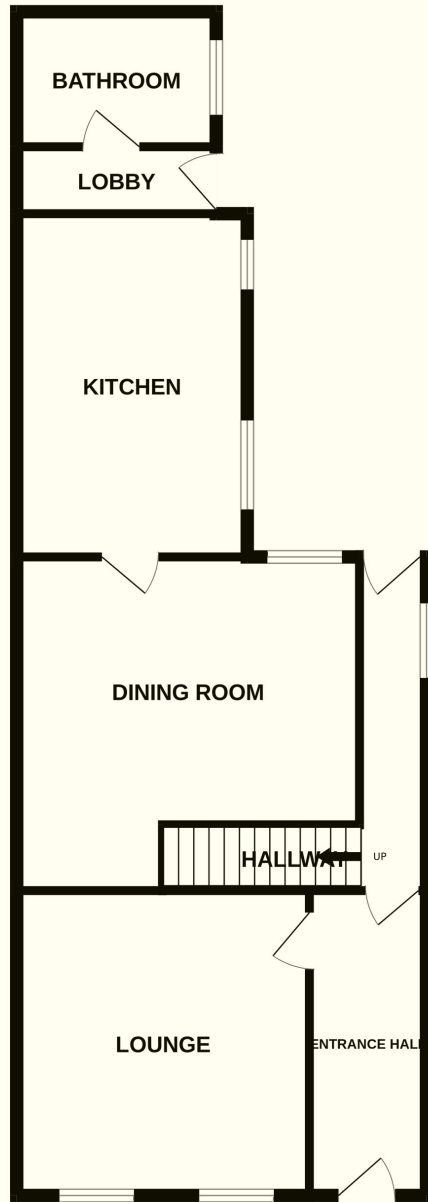
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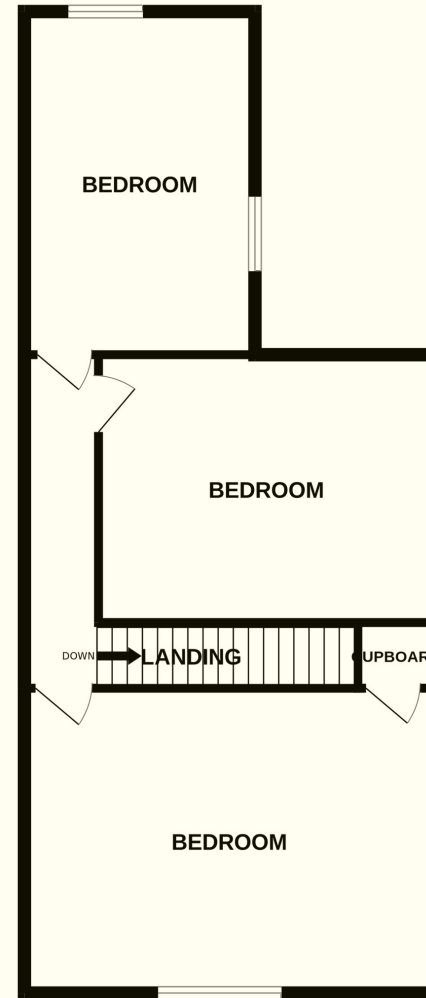
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GROUND FLOOR



FIRST FLOOR



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