



121 Columbia Road, Grimsby, DN32 8ED

FOR SALE - £72,500

CanTERS

Chartered Surveyors

A Traditional Three Bedroom Bay Fronted Mid Terraced House found within this established and popular residential area. The property, which benefits from a Gas Fired Central Heating System and Upvc Double Glazed Windows, briefly comprises; Porch, Hallway, Two Reception Rooms, Kitchen and Wet Room to the ground floor.

To the first floor are Three Bedrooms and a Bathroom. Columbia Road is well placed for local amenities and facilities including Grant Thorold Park, Lidl Supermarket, Clee Fields and King George V Stadium together with local shops and hot foot takeaways. Nearby schools include Queen Mary Avenue Infant and Nursery School and Havelock Academy.

Porch	With Upvc part double glazed entrance door and a tiled floor.
Hallway	Having timber part glazed entrance door, dado rail and staircase to the first floor accommodation.
Living Room	3.12m plus bay x 2.98m Having walk in bay window to front aspect, coving to the ceiling and a tiled fireplace.
Dining Room	4.05m x 3.45m Having coving to the ceiling, fireplace and understairs cupboard.
Kitchen	3.99m x 2.15m With tiled floor, window to side aspect and a Upvc part double glazed door to the rear garden. Fitted with wall cupboard and base unit incorporating a stainless steel single drainer sink unit and wall mounted boiler. A door provides access to the wet room.
Wet Room	2.33m x 1.65m With wall hung shower fitting, wash hand basin and low flush WC. Tiling to the walls.
Landing	
Bedroom 1	4.61m x 3.13m With window to front aspect.
Bedroom 2	3.67m x 3.55m With window to rear aspect.
Bedroom 3	2.52m x 2.33m With window to rear aspect.
Bathroom	With suite comprising; bath, pedestal wash hand basin and part tiled walls.
Outside	Having forecourt and pathway. The enclosed rear garden has walled and fenced boundaries and is laid partly to lawn.
Tenure	We are verbally advised that the property is of freehold tenure and we are awaiting formal confirmation from the vendors solicitor.
Council Tax Band	'A' NB: This can be reviewed by the Local Authority.
EPC Rating	To be confirmed

FURTHER INFORMATION AND TO VIEW:

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

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 28/04/2025

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ADDITIONAL PHOTOS & PLANS



Living Room



Dining Room



Kitchen



Bedroom 1



Bedroom 2



Bedroom 3

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Bathroom



Wet Room



Garden



Garden

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