

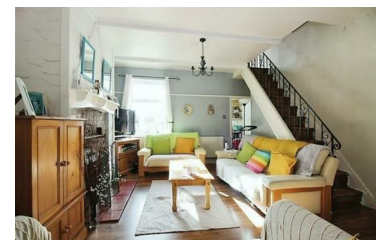


## 122 Torrington Street Grimsby, North East Lincolnshire DN32 9QL

Located within easy reach of the town centre and motorway link is this very spacious mid terrace house which has retained some of its original features whilst in need of general modernisation. The accommodation comprises of; Entrance porch, through lounge dining room, kitchen, bathroom and to the first floor three double bedrooms. Benefitting from gas central heating and uPVC double glazing. Front and rear gardens. Viewing is highly recommended.

- ATTENTION ALL INVESTORS OF FIRST TIME BUYERS
- MID TERRACE THREE BEDROOM
- IN NEED OF GENERAL MODERNISATION
- THROUGH LOUNGE DINING ROOM
- KITCHEN
- BATHROOM
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- FRONT & REAR GARDENS
- IDEALLY PLACED FOR GRIMSBY TOWN CENTRE

**£85,000**



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE

Accessed via a wooden door into the entrance porch and into the lounge diner.

#### LOUNGE DINING ROOM

23'9" x 14'2" (7.26 x 4.32)

This through room has a uPVC double glazed square bay to the front aspect. Feature fireplace to the dining area, beamed ceiling and wooden floor. To the lounge area there is a uPVC double glazed window to the rear and feature stove and open plan stair case leading to the first floor.



#### LOUNGE DINING ROOM

Additional Photograph



#### LOUNGE DINING ROOM

Additional Photograph



#### LOUNGE DINING ROOM

Additional Photograph





## KITCHEN

16'11" x 8'4" (5.18 x 2.56)

Benefitting from a range of wall and base units with contrasting work surfaces, tiled splash backs and composite sink and drainer also incorporating gas hob, electric oven and ample space for further appliances. Large uPVC double glazed window to the side aspect. Radiator.



## KITCHEN

Additional Photograph



## INNER HALLWAY

Having glazed uPVC door leading to the rear garden.

## BATHROOM (Ground Floor)

7'7" x 5'11" (2.32 x 1.82)

Benefitting from a white three piece suite comprising of; Bath with shower over, pedestal hand wash basin and low flush wc. Part tiling to the walls, vinyl flooring, radiator and uPVC double glazed window to the rear.



## BATHROOM

Additional Photograph



## FIRST FLOOR

Having spindle balustrade and loft access to the ceiling.

### **BEDROOM ONE**

14'2" x 11'1" (4.32 x 3.38)

To the front of the property with a uPVC double glazed window, radiator and original cast iron fire surround.



### **BEDROOM ONE**

Additional Photograph



### **BEDROOM TWO**

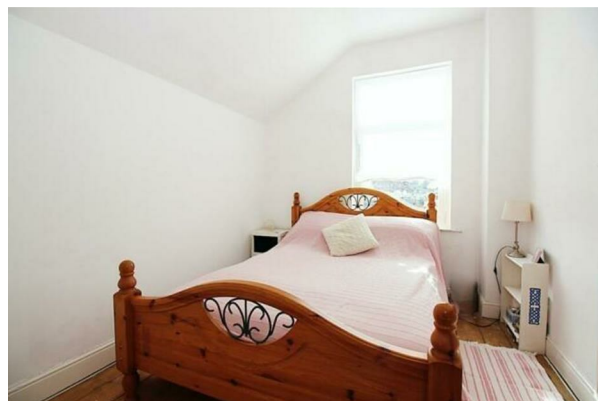
12'2" x 9'3" (3.73 x 2.83)

uPVC double glazed window to the rear and radiator.

### **BEDROOM THREE**

11'1" x 8'2" (3.38 x 2.51)

Built in storage cupboard, radiator and uPVC double glazed window to the rear.



### **OUTSIDE**

#### **GARDENS**

Walled front garden with access gate. Rear garden with walled and fenced boundaries.



### **COUNCIL TAX BAND**

Council Tax Band A

**TENURE - FREEHOLD**

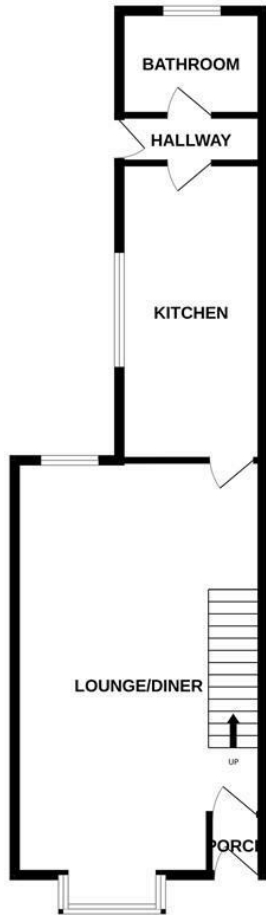
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

**VIEWING ARRANGEMENTS**

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

**OPENING TIMES**

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
Made with Metropix ©2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.