



130 Fairmont Road Grimsby, North East Lincolnshire DN32 8DX

Situated within this popular position off Carr Lane ideally placed for local amenities and within easy access of Cleethorpes and Grimsby town centres is this well presented TWO BEDROOM MID TERRACE HOUSE. The accommodation offers :- entrance porch, spacious through lounge / dining room, dining kitchen, two bedrooms and spacious first floor bathroom. Small frontage and SOUTH facing rear garden. Gas central heating system and double glazing. An ideal first time buy / investment. Early viewing is recommended.

£95,000

- POPULAR POSITION
- TWO DOUBLE BEDROOMS
- THROUGH LOUNGE / DINING ROOM
- DINING KITCHEN
- SPACIOUS FIRST FLOOR BATHROOM
- SOUTH FACING REAR GARDEN
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- VIEWING IS RECOMMENDED



ACCOMMODATION

MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

ENTRANCE PORCH

Double glazed double doors leads into the porch an additional part glazed door leads into the through lounge / dining room.

THROUGH LOUNGE / DINING ROOM

24'11" (excluding bay) x 13'0" (7.60m (excluding bay) x 3.98m)

Featuring stone style fireplace with pebble style gas fire. Wood effect flooring. Double glazed bay window to the front, two radiators. Dividing open tread staircase in a wood finish. Wall light points and coving to the ceiling. Double glazed window to the rear.



DINING AREA

Additional Photo



DINING AREA

Additional Photo



DINING KITCHEN

23'5" x 7'10" (7.15m x 2.40m)

Fitted by the current owner to offer a range of wall and base units in a white finish incorporating glazed display units, work surface with one and half bowl sink unit with mixer tap. Metro style tiled splash backs. Gas cooker point with extractor unit over. Space for a fridge freezer, plumbing for a washing machine and dishwasher. Concealed within a cupboard is the gas central heating boiler. Double glazed windows to the side and rear. double glazed door to the side gives access to the rear garden. Radiator. Access to the loft space with down lights.



DINING KITCHEN

Additional Photo



LANDING

Access to the loft space.

BEDROOM 1

13'0" x 10'2" (3.97m x 3.10m)

Fitted with a range of wardrobes with central vanity area having a mirror with drawers underneath. Double glazed window to the front, radiator.



BEDROOM 1

Additional Photo



BEDROOM 2

11'1" x 9'10" (3.40m x 3.00m)

Double glazed window to the rear, radiator. Built in wardrobe / storage cupboard.



BATHROOM

16'2" x 7'6" (4.95m x 2.30m)

The spacious bathroom with bath, pedestal wash hand basin and low flush w/c. Walk in fully tiled shower area with mains supply shower. Built in double airing cupboard housing the hot water cylinder. An additional built in cupboard. Fully tiled walls, tiled flooring. Double glazed windows to the side and rear. Radiator. Towel radiator in a chrome finish.



BATHROOM

Additional Photo



OUTSIDE



GARDENS

The small frontage with walled boundaries and wrought iron access gate. The rear garden enjoys a SOUTHERLY ASPECT being paved with walled / fenced boundaries, timber gate to the rear. Outside tap. Garden shed.



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.

COUNCIL TAX BAND AND EPC

Council Tax Band A

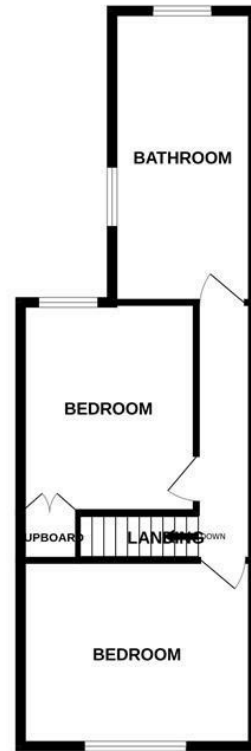
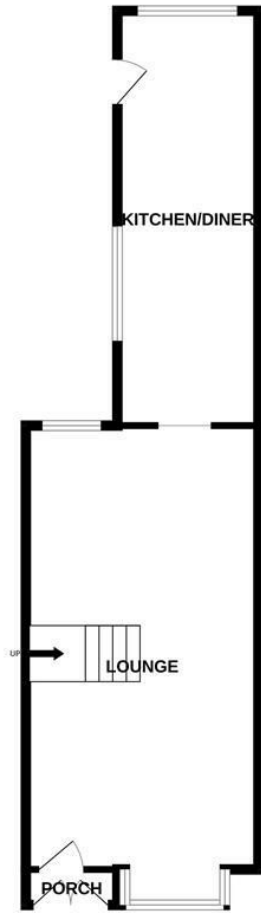
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VIEWING ARRANGEMENTS

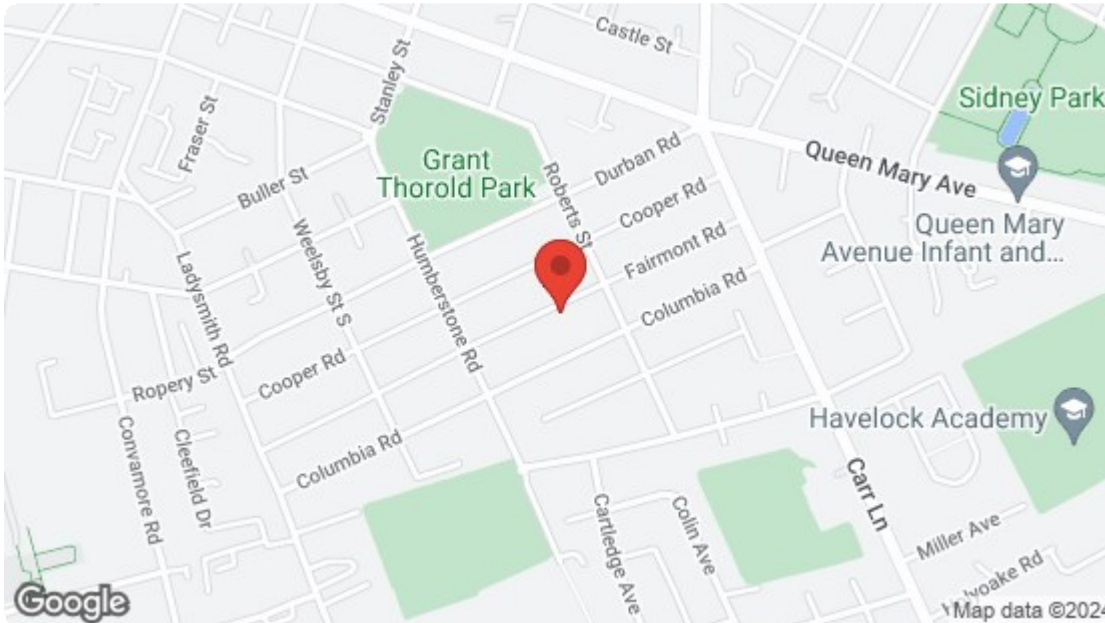
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

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 as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		62	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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 firms 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.