



93 Lambert Road Grimsby, North East Lincolnshire DN32 0NR

Early viewing is essential on this superb TWO BEDROOM MID TERRACE HOUSE ideally placed for easy access to the town centre. The well presented accommodation comprises :- entrance hall, lounge, dining room, modern kitchen, down stairs w/c, two double bedrooms and stunning first floor bathroom. Front and rear gardens. Gas central heating system and double glazing. An ideal first time buy or investment.

£90,000

- CLOSE TO TOWN CENTRE
- SUPERB MID TERRACE HOUSE
- STUNNING FIRST FLOOR BATHROOM
- MODERN KITCHEN
- LOUNGE
- DINING ROOM
- TWO DOUBLE BEDROOMS
- DOWN STAIRS W/C
- FRONT AND REAR GARDENS



DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Approached via a double glazed entrance door into the porch with tiling to dado height, open plan into the hall with wood effect flooring. Radiator with decorative cover. Staircase to the first floor with contemporary style handrail.



DINING ROOM

12'4" x 10'11" (3.77m x 3.35m)

Double glazed window to the rear. Radiator Wood effect flooring. Under stair cupboard. Coving to the ceiling. Open plan through to the lounge.



LOUNGE

13'1" x 10'7" (4m x 3.25m)

Featuring a multi fuel burning stove recessed into the chimney breast wall, with granite style hearth and floating mantel over. Double glazed bay window to the front. Radiator. Wood effect flooring.



KITCHEN

14'0" x 7'10" (4.27m x 2.4m)

Fitted with a range of modern wall and base units in a fashionable grey finish with wood effect work surface. Ceramic sink unit with mixer tap, metro style tiled splash backs. Built in oven, hob with extractor unit over, fridge, freezer and dishwasher. Plumbing for a washing machine. Double glazed window to the side. Tiled flooring. Radiator. Down lights to the ceiling.



KITCHEN

Additional photo



REAR LOBBY

Double glazed door to the rear giving access to the rear garden.

CLOAKROOM

Fitted with a modern white suite comprising of low flush w/c and basin style sink, striking tiling to dado height. Wood effect flooring.



FIRST FLOOR

LANDING

Built in cupboard. Access to the loft space. Radiator.

BEDROOM 1

12'2" x 11'10" (3.71m x 3.61m)

Double glazed window to the front, radiator. Coving to the ceiling. Wood effect flooring.



BEDROOM 2

12'4" x 8'5" (3.76m x 2.57m)

Double glazed window to the rear, radiator. Laminate flooring.



BATHROOM

13'8" x 7'4" (4.17m x 2.26m)

A stunning modern bathroom comprising of free standing bath, walk in shower with glass screen. Dual basin style hand basins standing on a wooden storage / vanity unit. Metro style tiling to one wall. Towel radiator. Double glazed window top the rear. Down lights to the ceiling.



BATHROOM

Additional photo



OUTSIDE



GARDENS

The front garden stands behind a fence with ornamental shrub. Boundaries are walled and fenced. The rear garden has a decked seating area with the remainder being lawned with ornamental plants, trees and shrubs. Boundaries are walled and fenced with timber access gate to the rear.



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 & EPC RATING

Council Tax Band - A

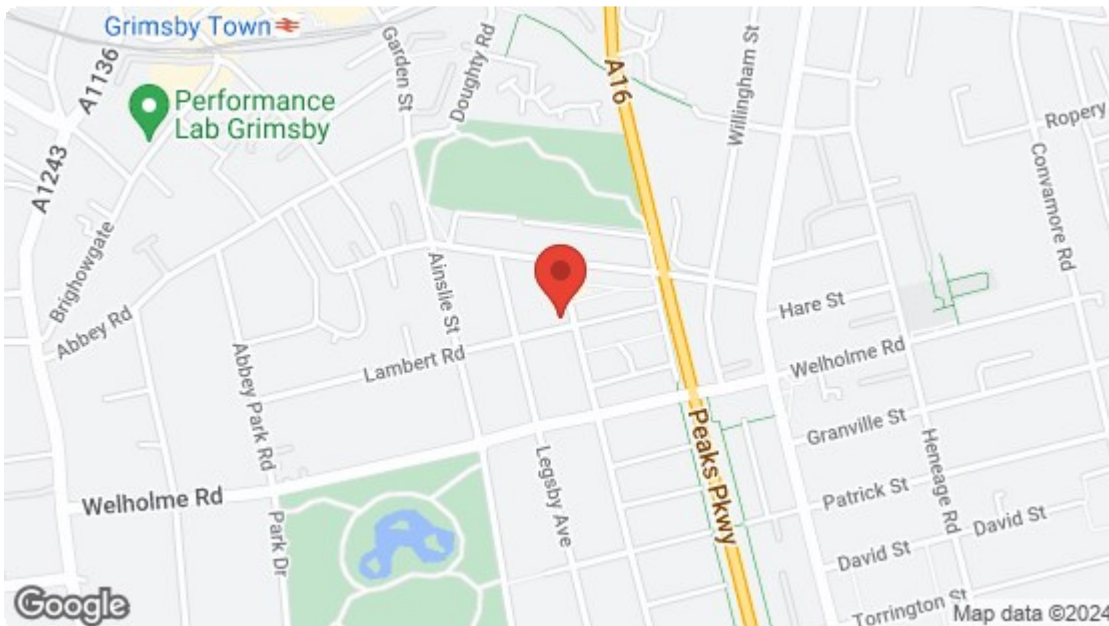
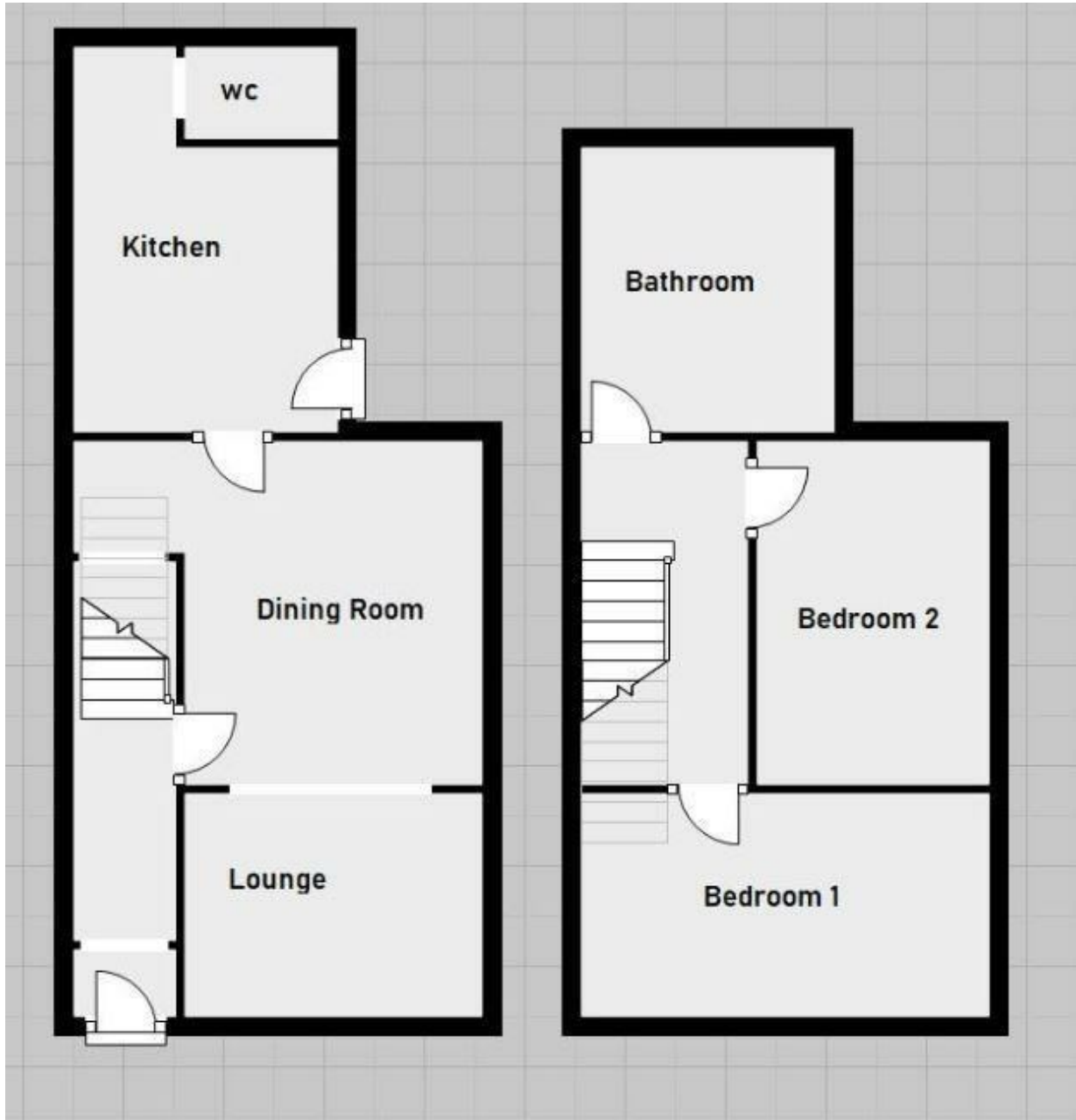
EPC - D

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		66	
(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 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 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.