



8 Canterbury Drive Grimsby, North East Lincolnshire DN34 4TS

We are delighted to offer for sale this ATTRACTIVE THREE BEDROOM SEMI DETACHED FAMILY HOME situated within this popular residential area within easy access of the town centre, including public and private schools, Colleges and Universities. ALL FURNITURE AND WHITE GOODS CAN BE INCLUDED IN THE SALE. The well maintained accommodation comprises :- Entrance hall, two reception rooms, kitchen diner and to the first floor three good sized bedrooms and family bathroom. Benefitting from gas central heating and uPVC double glazing. Driveway providing ample off street parking leading to the GARAGE and private enclosed WEST facing rear garden with summerhouse, outside wc and brick store. Early viewing is highly recommended offered for sale with NO FORWARD CHAIN.

Chain Free £142,000

- ALL FURNITURE AND WHITE GOODS CAN BE INCLUDED IN THE SALE
- SEMI DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- KITCHEN DINER
- CLOAKROOM
- THREE BEDROOMS
- FAMILY BATHROOM
- FRONT & REAR GARDENS
- DETACHED GARAGE
- NO FORWARD CHAIN



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

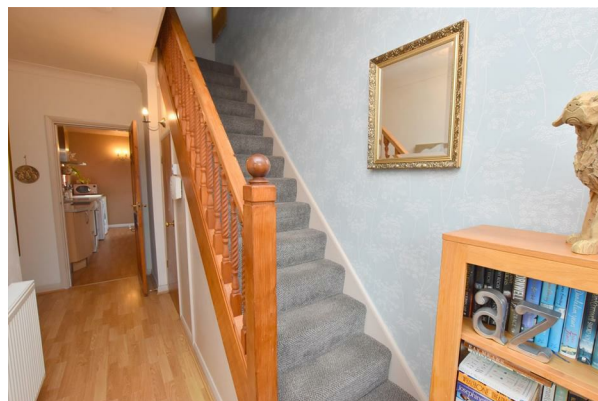
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GROUND FLOOR

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ENTRANCE HALL

Approached via a double glazed entrance door, this welcoming hallway has a laminate floor, radiator and a double glazed window to the side elevation. The spelled staircase leads up to the first floor and has a useful storage cupboard below.



LOUNGE (FRONT)

13'4" max 11'6" (4.07 max 3.51)

Having a double glazed walk in bay window to the front elevation, a decorative recess, radiator and coving to ceiling. Again this room has a striking laminate floor.



LOUNGE



DINING ROOM

14'6" x 9'10" (4.42 x 3)

This spacious second sitting/dining room has double glazed french doors which opens onto the rear WEST facing garden, laminate floor, radiator and a ceiling light/fan.



DINING ROOM



KITCHEN

14'2" x 7'4" (4.32 x 2.26)

Fitted with a modern range of base cupboards having contrasting work surfaces inset with a resin sink unit with space beneath for numerous white goods. Included in the sale is the slot in cooker which is situated below a stainless steel extractor chimney. Complementary splash backs. Vinyl flooring, two double glazed windows and a double glazed door. Additional cupboards located below the stair well provides additional storage. The Mexico gas fired boiler is concealed within a matching base unit.



KITCHEN



FIRST FLOOR

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LANDING

Double glazed window, coving to ceiling, wall light and access to roof space.



BEDROOM ONE (FRONT)

11'5" x 11'5" (3.49 x 3.5)

A double glazed windows has views over Canterbury Drive together with radiator and coving to ceiling.



BEDROOM ONE



BEDROOM TWO (REAR)

11'10" x 9'10" (3.63 x 3.02)

Double glazed window and radiator. This second bedroom is fitted with an airing cupboard together with a matching double wardrobe and dressing table area.



BEDROOM TWO



BEDROOM THREE (REAR)

7'11" x 7'6" (2.42 x 2.29)

Double glazed window. Radiator.



BATHROOM (FRONT)

7'0" x 5'10" (2.15 x 1.79)

Fitted with a suite in white comprising a panelled bath, pedestal wash hand basin and a low flush wc. Attractive tiling to splash backs. Heated towel rail. Double glazed window.



OUTSIDE



GARDENS

The property stands in both front and rear gardens, the fore garden is set behind a small brick wall having a block paved driveway which provides off road parking. This garden is concreted for ease of maintenance and is planted with exotic bushes and shrubbery. Double high wrought iron gates leads to the garage and enclosed WEST FACING rear garden, which is paved and includes a timber summer house.



THE GARDENS



OUTSIDE WC

Fitted with a modern low flush wc. Electric light

BRICK GARDEN STORE

BRICK GARAGE

15'3" x 8'0" (4.66 x 2.44)

This garage has been extended to the front and has an up and over door to the front, light and power.

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 - B

EPC -

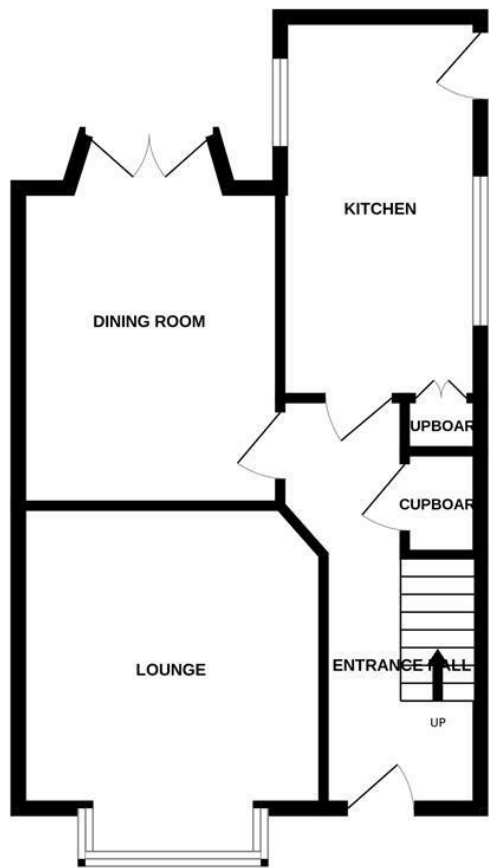
OPENING TIMES

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

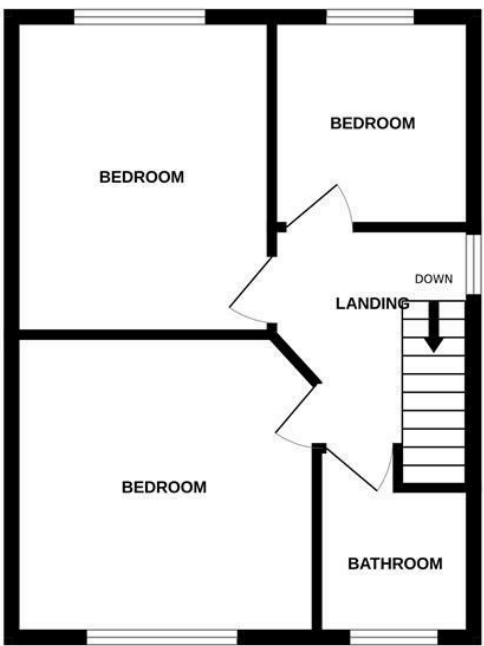
VIEWING ARRANGEMENTS

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

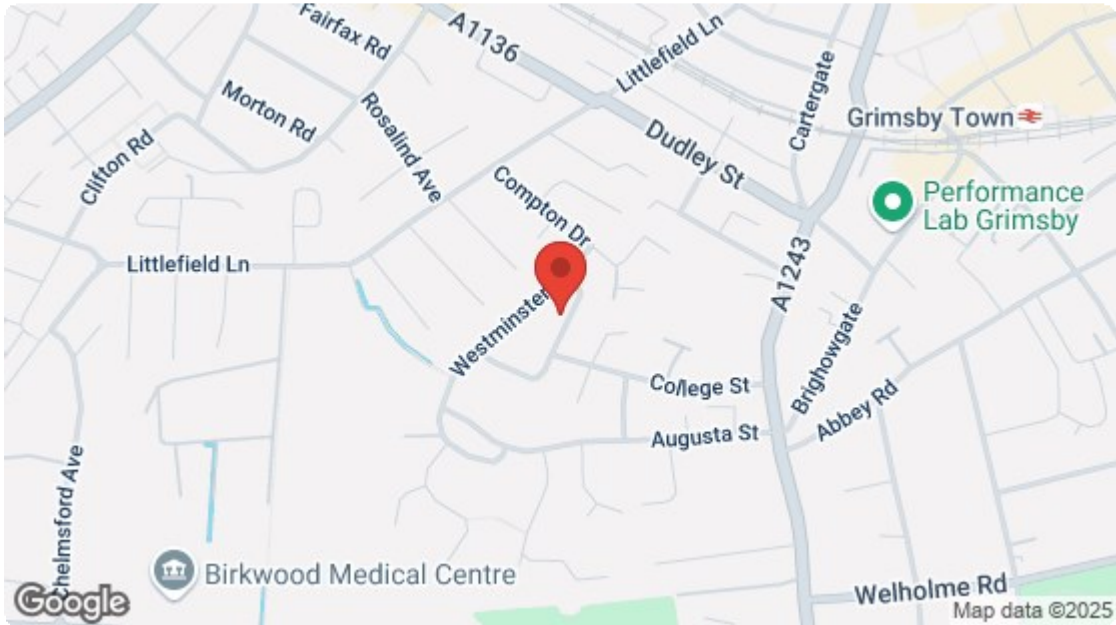
GROUND FLOOR



1ST FLOOR



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		
(81-91) B		78
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
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		
EU Directive 2002/91/EC		
England & Wales		

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.