



## 96 Earl Street Grimsby, North East Lincolnshire DN31 2PW

**\*\* ATTENTION ALL INVESTMENT LANDLORDS & FIRST TIME BUYERS \*\*** WE are offering for sale this THREE BEDROOM MID TERRACE PROPERTY situated close to Grimsby town centre, excellent motorway links and Ormiston South Parade Academy. The property is adapted for disable living if required and benefits from gas central heating and uPVC double glazing. The accommodation comprises of; Entrance hall with open arch to the dining room, lounge, kitchen, bathroom with freestanding bath (ground floor) and to the first floor three double bedrooms. Standing with a walled front garden and an enclosed low maintenance rear garden. Viewing is highly recommended.

**£90,000**

- **\*\* ATTENTION ALL INVESTMENT LANDLORDS & FIRST TIME BUYERS \*\***
- **MID TERRACE PROPERTY**
- **KITCHEN**
- **LOUNGE**
- **DINING ROOM**
- **BATHROOM (GROUND FLOOR)**
- **THREE DOUBLE BEDROOMS**
- **GAS CENTRAL HEATING**
- **uPVC DOUBLE GLAZING**
- **FRONT & REAR GARDENS**



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

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## ENTRANCE

Accessed via a wooden door into the open hallway.

## DINING ROOM

14'3" x 12'9" (4.36 x 3.90)

Having an open arch from the entrance with coving to the ceiling, wood effect laminate flooring and uPVC double glazed square bay window to the front aspect.



## DINING ROOM



## LOUNGE

15'10" x 12'6" (4.83 x 3.83)

The lounge has a uPVC double glazed window to the rear aspect, carpeted flooring with open plan carpeted stairs leading to the first floor having white wooden spindle balustrade. Coving to the ceiling and radiator fitted.



## LOUNGE





## LOUNGE



## KITCHEN

14'5" x 7'1" (4.40 x 2.17)

The kitchen benefits from a large range of grey fronted wall and base units adapted for disable use if need with contrasting work surfaces and tiled splashbacks incorporating a stainless steel sink and drainer, double electric fan assisted ovens at eye level, electric hob with stainless steel chimney style extractor hood above. Ample space for freestanding fridge and freezer with under counter space for an automatic washing machine and tumble dryer. Wall mounted boiler in matching unit Finished with wood effect laminate flooring and a uPVC double glazed window to the side aspect.



## KITCHEN



## KITCHEN



## INNER LOBBY

Having vinyl flooring and shelving for handy storage with a half glazed uPVC door to the side aspect allowing access to the rear garden.

## BATHROOM

7'2" x 6'0" (2.20 x 1.84)

Benefitting from a white three piece suite comprising of; Freestanding claw bath with shower over, floating hand wash basin and low flush wc. Finished with vinyl flooring, heated towel rail and dual aspect uPVC double glazed windows.



## FIRST FLOOR

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## FIRST FLOOR LANDING

Having continued carpeted flooring and radiator fitted.



## BEDROOM ONE

12'7" x 11'11" (3.86 x 3.65)

The first double bedroom is to the front aspect with a uPVC double glazed window, coving to the ceiling, carpeted flooring, radiator, original built in storage cupboard and a range of fitted wardrobes.



## BEDROOM TWO

13'0" x 9'4" (3.98 x 2.87)

The second double bedroom has a uPVC double glazed window to the rear aspect, carpeted flooring and radiator.



### BEDROOM THREE

14'2" x 7'4" (4.32 x 2.24)

To the rear of the property with a step down, carpeted flooring, radiator and uPVC double glazed window to the rear.



### OUTSIDE

#### GARDENS

The property has walled boundaries to the front with a low maintenance front garden. The enclosed rear garden has a mixture of fenced and walled boundaries with a rear wooden access gate and is laid with hard standing for low maintenance.



#### GARDENS



### COUNCIL TAX BAND & EPC RATING

Council Tax Band - A

EPC -

### 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

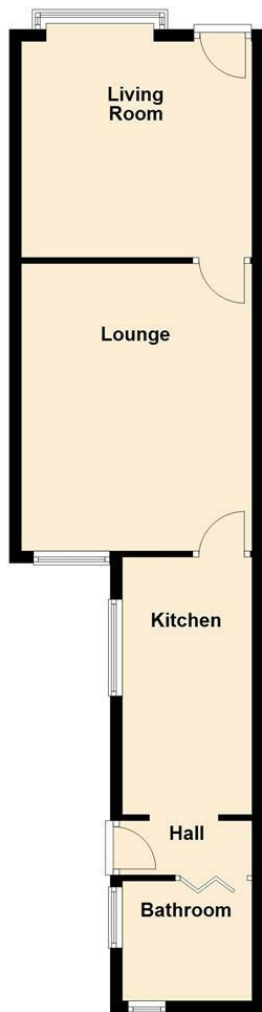
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

### OPENING TIMES

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



**Ground Floor**  
Approx. 49.5 sq. metres (533.1 sq. feet)



**First Floor**  
Approx. 42.0 sq. metres (451.9 sq. feet)



Total area: approx. 91.5 sq. metres (985.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	60	77
<b>England &amp; Wales</b> 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> 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.