



87 Cyrano Way Grimsby, North East Lincolnshire DN37 9SQ

Offers invited over £170,000 on this DETACHED THREE BEDROOM FAMILY HOME which is in need of modernisation situated in the highly sought after location of Aylesby Park in a small cul-de-sac, within the catchment area of highly regarded schools, an abundance of local amenities and easy access to the A180 motorway. The property benefits from gas central heating and uPVC double glazing with the accommodation comprising of; Entrance Porch, reception hallway, kitchen diner, lounge, dining room, cloakroom and to the first floor three good size bedroom and family bathroom. Upstairs could be reconfigured to FOUR bedrooms. Sitting with an open plan front garden with off road parking and garage and to the rear an enclosed southerly facing garden. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

Offers Over £170,000

- DETACHED FAMILY HOME
- IN NEED OF GENERAL MODERNISATION
- KITCHEN DINER
- LOUNGE, DINING ROOM
- THREE BEDROOMS
- FAMILY BATHROOM
- uPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- OFF ROAD PARKING, GARAGE
- NO FORWARD CHAIN



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

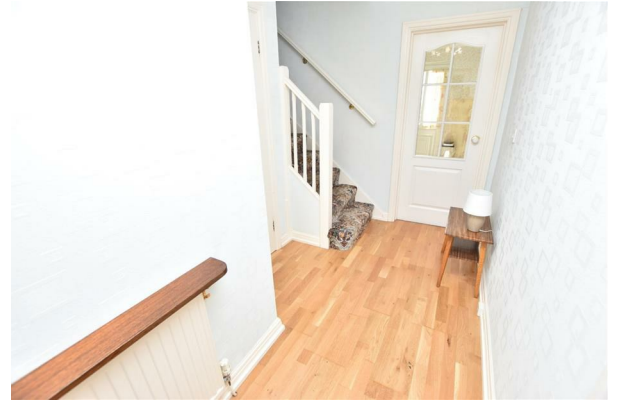
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ENTRANCE PORCH

Accessed via a uPVC double glazed door into the entrance porch with two uPVC double glazed windows to the side aspect and tiled flooring. Further glazed uPVC door leading to the hallway.

HALLWAY

Having coving to the ceiling, wood effect laminate flooring, radiator and carpeted stairs leading to the first floor.



CLOAKROOM

6'5" x 3'0" (1.96 x 0.92)

Benefitting from a white two piece suite comprising of; Low flush wc and pedestal hand wash basin. Finished with part tiled walls, tiled effect vinyl flooring, radiator and a uPVC double glazed window to the side aspect.



KITCHEN DINER

12'5" x 8'11" (3.79 x 2.72)

The kitchen diner benefits from a range of wood fronted wall and base units with contrasting worksurfaces and tiled splash backs. Incorporating a composite sink and drainer, slot in electric oven with space for a freestanding fridge freezer and automatic washing machine. Finished with coving to the ceiling, tiled effect vinyl flooring, radiator, uPVC double glazed window and door overlooking the garden. Ample room for a family dining table.



KITCHEN DINER



KITCHEN DINER



DINING ROOM

12'0" x 11'8" (3.68 x 3.57)

The dining room has coving and decorative rose to the ceiling, carpeted flooring, radiator and uPVC double glazed sliding patio doors over looking the garden. Open arch to the lounge.



DINING ROOM



LOUNGE

13'9" x 12'0" (4.21 x 3.68)

The lounge has a uPVC double glazed bow window to the front aspect, coving and decorative rose to the ceiling with feature alcoves, ornate fire surround with marble back and hearth and electric fire, carpeted flooring and radiator. Open arch to the dining room.



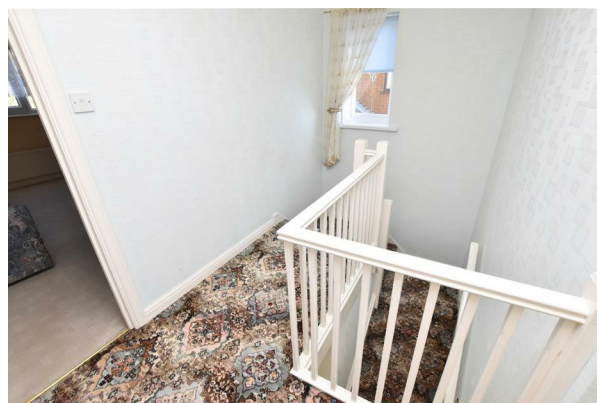
LOUNGE



FIRST FLOOR

FIRST FLOOR LANDING

Approached via the carpeted returned staircase with a uPVC double glazed window to the side aspect, white open spindle balustrade, coved ceiling, carpeted flooring, airing cupboard and loft access to the ceiling.



BEDROOM ONE

15'0" x 12'3" (4.59 x 3.75)

The master bedroom is a great size with a uPVC double glazed window to the front aspect, carpeted flooring, radiator and built in wardrobes with sliding doors.



BEDROOM TWO

13'2" x 12'1" (4.02 x 3.70)

The second double bedroom is again to the front of the property with a uPVC double glazed window, carpeted flooring and radiator.



BEDROOM THREE

12'2" x 9'9" (3.71 x 2.99)

The third double bedroom has a uPVC double glazed window to the rear, coving to the ceiling, carpeted flooring, radiator and built in wardrobes.



FAMILY BATHROOM

10'8" x 9'1" (3.27 x 2.78)

The larger than average bathroom benefits from a four piece suite comprising of; Bath, pedestal hand wash basin, low flush wc and walk in shower with glazed screens. Finished with part tiled walls, wood effect vinyl flooring, coving, heated towel rail and uPVC double glazed window to the rear aspect.



FAMILY BATHROOM



OUTSIDE

THE GARDENS

The property enjoys a cul de sac position with an open plan front garden which is mainly laid to lawn with mature planting to the borders. Drive way providing off road parking and leading on to the garage. The south westerly facing rear garden is mainly laid to lawn with mature planting to the borders and a paved patio ideal for lazy sunny afternoon. Enclosed by fencing with a wooden access gate to one side.



THE GARDENS



THE GARDENS



GARAGE

Brick garage with up and over door to the front aspect. Fitted with electric and lighting. Wall mounted boiler (With remaining warranty).

COUNCIL TAX BAND & EPC RATING

Council Tax Band - C

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



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