



## 192 Durban Road Grimsby, Lincolnshire DN32 8AY

Overlooking Grant Thorold Park is this substantial FOUR BEDROOM mid terrace house ideally placed for local amenities with regular bus service into Cleethorpes and Grimsby town centres. The spacious accommodation comprises :- entrance porch, hall, through lounge, dining room, kitchen, four bedrooms and family bathroom. The property benefits from gas central heating system and double glazing. The property has neat gardens the rear garden enjoying a SOUTHERLY ASPECT. Offered with NO FORWARD CHAIN early viewing is highly recommended.

**£97,950**

- SPACIOUS MID TERRACE HOUSE
- THROUGH LOUNGE
- DINING ROOM
- KITCHEN
- FOUR BEDROOMS
- BATHROOM
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- NEAT GARDENS
- 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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## GROUND FLOOR

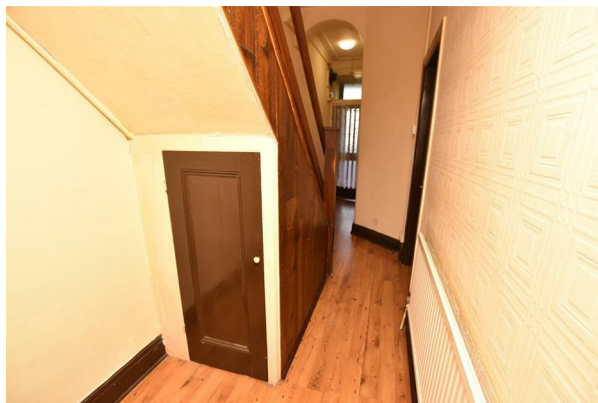
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## ENTRANCE PORCH

Approached via a double glazed entrance door into the porch with an additional glazed door leading into the hall.

## HALLWAY

Having laminate flooring, radiator. Ranch style staircase to the first floor. Under stair storage cupboard.



## THROUGH LOUNGE

12'6" (10'11") x 11'7" plus 11'6" x 9'6" (3.82m (3.33m) x 3.55m plus 3.51m x 2.91m)

Brick effect fire surround with living flame effect gas fire. Double glazed windows to the front and rear. Skirting radiators. Coving to the ceiling.



## THROUGH LOUNGE

Additional photo





## DINING ROOM

11'2" x 9'10" *excluding bay* (3.41m x 3.02m *excluding bay*)

Brick effect surround with living flame effect gas fire. Double glazed window to the side. Radiator. Decorative dado rail. Laminate flooring.



## DINING ROOM

Additional photo



## KITCHEN

12'6" x 9'10" (3.82m x 3.01m)

Fitted with a range of beech effect wall and base units with contrasting work surface incorporating the stainless steel sink unit with mixer tap. Built in electric oven and gas hob with extractor unit over. Ceramic tiled splash backs. Plumbing for an washing machine. Double glazed window to the rear. Double glazed door to the side. Coving to the ceiling, radiator.



## KITCHEN

Additional photo



## FIRST FLOOR

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## LANDING

Having decorative dado rail, ranch style balustrade. Ornate corbels. Access to the loft space.

### BEDROOM 1

15'1" x 12'6" (4.62m x 3.82m)

Fitted wardrobes either side of the chimney breast wall. Double glazed window to the front, radiator. Decorative picture rail.



### BEDROOM 1

Additional photo



### BEDROOM 2

11'6" x 9'7" (3.52m x 2.94m)

Double glazed window to the rear. Radiator. Decorative picture rail.



### BEDROOM 3

11'6" x 9'7" (3.52m x 2.94m)

Double glazed window to rear. Radiator. Water boiler supplying the hot water.



## BEDROOM 4

8'8" x 7'0" (2.65m x 2.14m)

Double glazed window to the side, radiator.



## BATHROOM

7'0" x 6'2" (2.14m x 1.90m)

Fitted with a white suite comprising of bath with mixer tap and electric shower over. Pedestal wash hand basin and low flush w/c. Ceramic tiled splash backs. Double glazed window to the side, radiator.



## OUTSIDE

### GARDENS

The property has neat gardens the front being concreted with ornamental plants and shrubs. Boundaries are walled with wrought iron gate. The rear garden enjoys a Southerly aspect with a good sized concrete patio area ideal for outside entertaining with raised artificial grassed area having raised beds with ornamental plants and shrubs. Graden shed. Boundaries are walled with timber rear access gate.



### GARDENS

Additional photo





## **VIEWS TO THE FRONT**



## **TENURE - FREEHOLD**

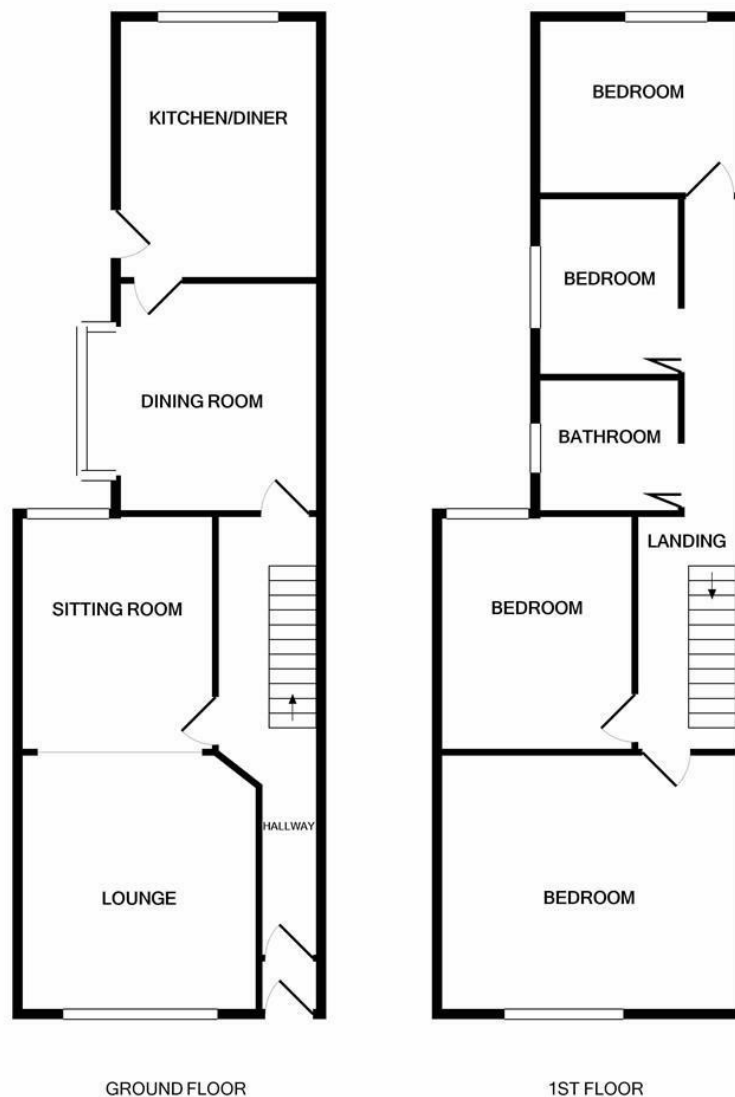
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

## **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



Whilst every attempt has been made to ensure the accuracy of the floor plan 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		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	54	
(1-20) G		
Not energy efficient - higher running costs		
<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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.