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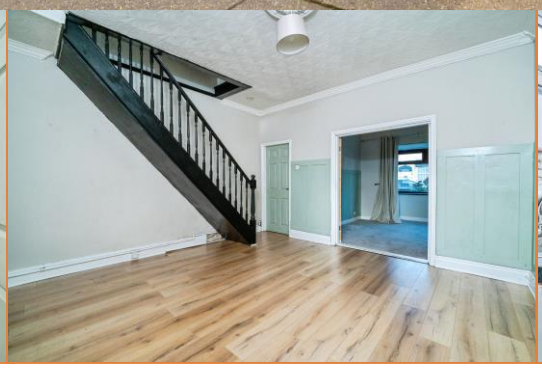
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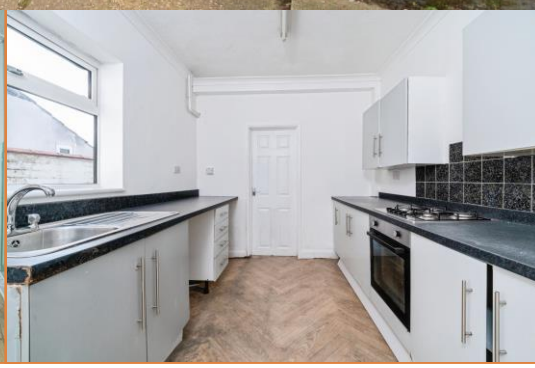
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# Durban Road

Grimsby
DN32 8AT

£85,000

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**Property Introduction**
Offered for sale with no forward chain, this three-bedroom mid-terrace property presents an excellent opportunity for first-time buyers, investors, or those looking to add value to a well-positioned home. Benefiting from gas central heating and uPVC double glazing throughout, the accommodation is spacious and well laid out. The ground floor comprises an entrance hallway leading to two versatile reception rooms, a fitted kitchen, and a ground floor bathroom. To the first floor, a central landing provides access to three well-proportioned bedrooms. Externally, the property enjoys both front and rear gardens, offering outdoor space for relaxation, entertaining, or family use. With vacant possession available upon completion and ample potential for personalisation, early viewing is highly recommended to fully appreciate the opportunity on offer.

**Entrance Hallway**
Double glazed entry door to the front elevation. Inner door through to the dining/sitting room.

**Living room**
13' 5" x 10' 4" (4.09m x 3.14m)
With uPVC double glazed window to the front elevation, the lounge has coving and rose to the ceiling.

**Dining room**
13' 5" x 13' 9" (4.08m x 4.18m)
With central heating radiator. double glazed window to the rear and offering laminate flooring. Staircase to the first floor.

**Kitchen**
12' 5" x 8' 9" (3.79m x 2.66m)
Fitted with a range of modern wall and base units complemented by contrasting work surfaces and tiled splashbacks. Incorporating a stainless steel sink and drainer, integrated electric oven with four-ring gas hob, and ample space for additional appliances. A large side aspect window provides plenty of natural light, creating a bright and airy feel, while a door gives access to the rear of the property. Finished with wood-effect flooring and offering excellent worktop and storage space throughout.

**Bathroom**
9' 4" x 8' 8" (2.84m x 2.65m)
Fitted with a three-piece suite comprising a panelled bath with mixer taps, pedestal wash hand basin and low-flush WC. The room benefits from a frosted uPVC window providing natural light and privacy, partial wall tiling around the bath area, and wood-effect flooring. Generously proportioned and located on the ground floor, the bathroom offers scope for further modernisation to suit individual tastes.

**First Floor Landing**
Access to the three bedrooms.

**Bedroom 1**
10' 6" x 13' 1" (3.20m x 3.99m)
A spacious double bedroom positioned to the front of the property, benefiting from a large window allowing for plenty of natural light. Featuring fitted bedroom furniture incorporating overhead storage, bedside units and display shelving, the room offers excellent built-in storage solutions. Finished with wood-effect flooring and providing ample space for additional furnishings if required.

**Bedroom 2**
13' 4" x 8' 7" (4.07m x 2.62m)
uPVC double glazed window to the rear elevation. Central heating radiator. Coving to the ceiling.

**Bedroom 3**
12' 1" x 8' 6" (3.68m x 2.60m)
A well-proportioned bedroom offering a window that allows for plenty of natural light. Featuring laminate wood-effect flooring, central heating radiator and a useful recessed display/storage niche, the room offers excellent space for a range of bedroom furnishings and presents an ideal guest room, children's bedroom or home office.

**Outside**
The property benefits from front and rear gardens with the rear garden enclosed by timber fencing, offering a good-sized outdoor space with a combination of paved areas and established planting beds. A raised section provides potential for seating or further landscaping, while a pathway leads through the garden, creating a practical and versatile environment. Requiring some cultivation, the garden presents an excellent opportunity for purchasers to create an attractive outdoor space.

**Tenure**
Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

**Services**
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

**Broadband and Telecom Communications**
Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker

**Viewings**
Please contact the relevant marketing office, all viewings are strictly by appointment only please.

**Council Tax Information**
Band A: To confirm council tax banding for this property please view the websitewww.voa.gov.uk/cti

**Mortgage Services**
Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

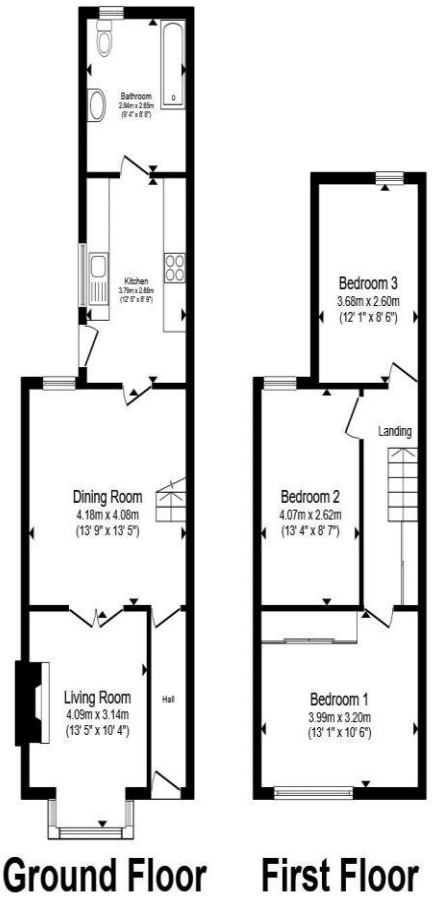
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**Property Management**
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.





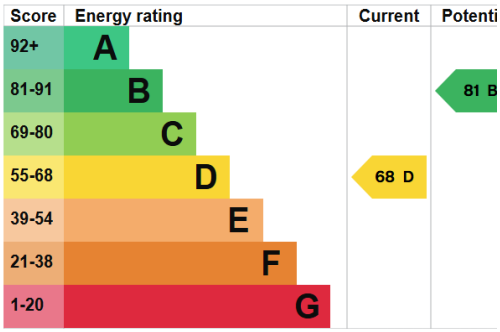



**Ground Floor** **First Floor**

Total floor area 91.0 m² (980 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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