



69 Granville Street Grimsby, North East Lincolnshire DN32 9NX

Ideally located close to Grimsby town centre and local amenities, this three-bedroom mid-terrace property offers convenient access to excellent road and motorway links. Benefitting from gas central heating and uPVC double glazing, the property presents an exciting opportunity for a purchaser to update and personalise to their own tastes and requirements. The accommodation comprises an entrance hallway, a lounge open to the dining room, a kitchen, and a ground-floor shower room. To the first floor are three bedrooms. Externally, there is a low-maintenance front garden and an enclosed rear garden. Offered for sale with no forward chain, the property is considered an ideal purchase for investors, first-time buyers, or those seeking a project with plenty of potential. Early viewing is advised to fully appreciate the opportunity on offer.

Offers Over £70,000

- IDEAL INVESTMENT OR FIRST TIME BUY
- END TERRACE
- KITCHEN
- LOUNGE DINER
- GROUND FLOOR BATHROOM
- THREE BEDROOMS
- GAS CENTRAL HEATING
- FRONT & REAR GARDEN
- NO FORWARD CHAIN



MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

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ENTRANCE HALL

Accessed via a composite front door.

LOUNGE/ DINING ROOM

27'9" x 13'8" (8.48 x 4.19)

The through lounge diner has a dual aspect double glazed window and is finished with carpeted flooring, coving to ceiling, electric fire and two radiators..



LOUNGE/ DINING ROOM



LOUNGE/ DINING ROOM



KITCHEN

12'4" x 10'11" (3.77 x 3.34)

The kitchen benefits range of wall and base units with contrasting work surfaces, tiled splashbacks and incorporates a stainless steel sink and drainer, space for cooker, washer and fridge freezer. Finished with vinyl flooring, radiator, and double glazed window to side aspect.



KITCHEN



BATHROOM

8'2" x 6'2" (2.49 x 1.90)

Benefiting from a three piece suite comprising of a low flush wc, hand wash basin and bath with shower over. Finished with fully tiled walls, vinyl flooring, radiator and window to rear.



FIRST FLOOR LANDING

BEDROOM ONE

13'8" x 10'11" (4.17 x 3.35)

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



BEDROOM TWO

10'7" x 8'10" (3.25 x 2.70)

The second bedroom has a uPVC double glazed window to the rear, fitted carpets and radiator.



BEDROOM THREE

8'4" x 12'2" (2.56 x 3.73)

The third bedroom has a UPVC double glazed window to the rear, carpeted flooring radiator and the wall mounted boiler.



OUTSIDE

GARDENS

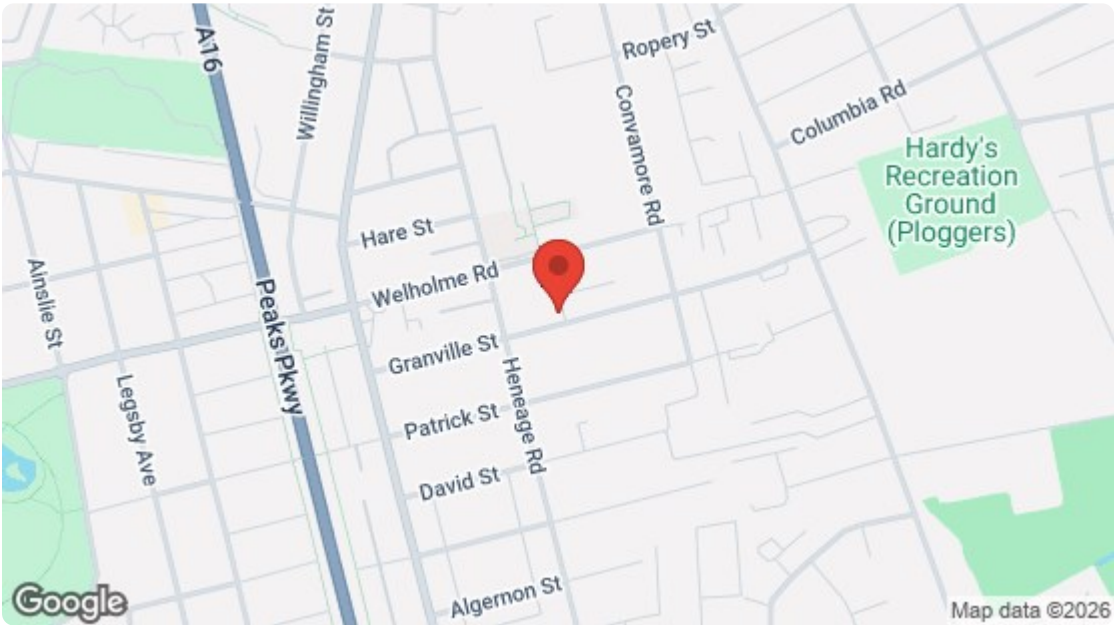
The property stands with the low maintenance front garden with path leading to the front porch. The rear garden is a good size and it paved with fenced boundaries and a wooden timber shed.



GARDENS



ACCOMMODATION



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	
(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.