



Bowers Avenue, Grimsby, DN31 2BG

FOR SALE - £82,500

CanTERS

Chartered Surveyors

A traditional bay fronted TWO BEDROOM MID TERRACED HOUSE found within this popular and much sought after residential district being conveniently positioned for a variety of local amenities and facilities including local shops, Lidl supermarket, Leisure Centre and Grimsby Auditorium and not far from the town centre.

The accommodation briefly comprises; Hallway, Dining Room, Sitting Room and Kitchen to the ground floor. To the first floor are Two Bedrooms and a Family Bathroom. The property also benefits from a Gas Fired Central Heating System and Upvc Double Glazed Windows.

Inner Porch	With Upvc double glazed entrance door and tiled walls leading into...
Hallway	With stairs leading to first floor accommodation and door providing access to the dining room.
Dining Room	4.05m (max) x 2.92m. Feature gas fire with timber surround, coving to the ceiling and a window to the rear aspect. A glass panel door leads to the Sitting Room.
Sitting Room	3.56m (max) into bay x 3.05m (max). A walk in bay window to front aspect, coving to the ceiling and a gas fire with timber surround. Understairs cupboard suitable for storage.
Kitchen	4.42m x 2.27m (max). Fitted with a range of wall cupboards and base units with contrasting wood effect worktops and breakfast bar incorporating a stainless steel drainer sink unit. Wall mounted boiler. Integrated oven and four ring gas hobs with extractor fan over. Space for washing machine. A window to the side and rear elevation and part glazed door provides access to the rear garden.
Bedroom 1	3.49m (to fitted wardrobes) x 2.77m. With built in wardrobes and overhead cupboards. A window to front aspect and coving to the ceiling.
Bedroom 2	2.86m (to fitted wardrobes) x 1.98m. With original fitted double wardrobes, coving to the ceiling and window to rear aspect.
Bathroom	With suite comprising; vanity style wash hand basin, low flush wc, and bath with electric shower over. Built in storage cupboard and window to rear aspect.
Outside	Forecourt with paved pathway. The enclosed rear garden is low maintenance and has a storage shed at the rear.
Tenure	We are verbally advised that the property is freehold and we are awaiting formal confirmation from the vendors solicitor.
Council Tax Band:	'A' NB: This can be reviewed by the Local Authority.
EPC Rating:	'D'

FURTHER INFORMATION AND TO VIEW:

Viewing by appointment only, contact James Chisholm james@canters.co.uk 01472 356143.

DISCLAIMER: This floor plan is for illustrative purposes only and not to scale; it should not be relied upon for accuracy. The image remains the intellectual property of Canters and should not be reproduced without consent.

Property Management and Lettings

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ADDITIONAL PHOTOS & PLANS



Dining Room



Sitting Room



Kitchen



Kitchen



Bedroom 1



Bedroom 2

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Property Inspected: 13/07/2026

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ADDITIONAL PHOTOS & PLANS



Family Bathroom



Rear Elevation



Rear Garden

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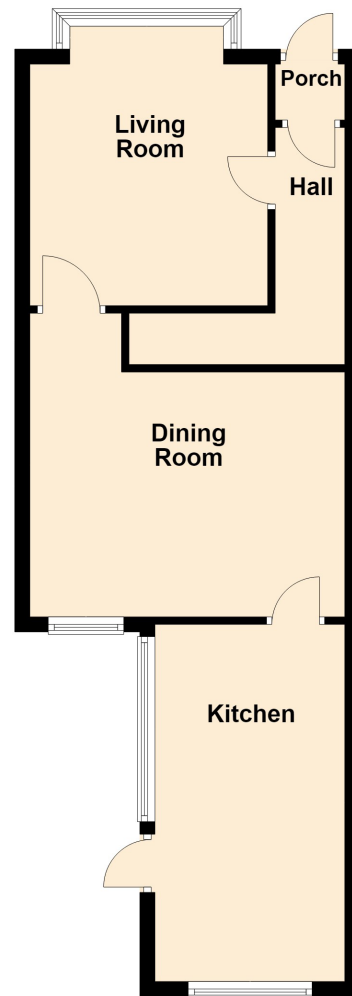
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ADDITIONAL PHOTOS & PLANS

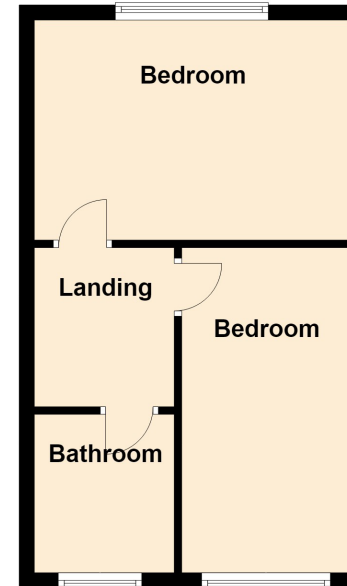
Ground Floor

Approx. 43.8 sq. metres (471.0 sq. feet)



First Floor

Approx. 30.6 sq. metres (329.1 sq. feet)



Total area: approx. 74.3 sq. metres (800.0 sq. feet)

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