



13 Clifton Road, Grimsby, DN34 4QW

FOR SALE - £115,000

CanTERS

Chartered Surveyors

Viewing is highly recommended of this traditional bay-fronted, three-bedroom end-terraced house, situated within a much sought-after and well-established residential area. The well-presented accommodation benefits from uPVC double-glazed windows and a gas-fired central heating system and briefly comprises an entrance hall, sitting room, dining room and kitchen to the ground floor. To the first floor are three bedrooms and a family bathroom.

Clifton Road is situated approximately one and a half miles west of Grimsby town centre and benefits from a range of nearby amenities and facilities located on both Yarborough Road and Cromwell Road. These include local shops, convenience stores, a Lidl supermarket and a regular bus service. Other nearby amenities include Yarborough Academy, Woodfield Medical Centre, Grimsby Auditorium and Grimsby Leisure Centre.

Accommodation

Entrance Hall	With composite part-glazed entrance door and spindled staircase providing access to the first-floor accommodation.
Sitting Room	4.22m max x 2.95m max , including bay, with bay window to the front aspect and a feature fire surround.
Dining Room	4.60m max x 3.47m max with window to the rear aspect and door providing access to the kitchen.
Kitchen	Fitted with a range of grey high-gloss wall cupboards and base units with contrasting worktops, incorporating a stainless steel drainer sink unit with mixer tap over. Built-in oven, four-ring gas hob with stainless steel chimney-style extractor over, together with space for both a washing machine and a fridge. Downlights to the ceiling, wood-effect laminate flooring, window to the rear aspect and a part double-glazed uPVC door providing access to the garden. Wall-mounted central heating boiler, which we are advised was installed in January 2026.

First-Floor Accommodation

Landing	With loft access.
Bedroom 1	3.52m max x 3.17m max with window to the rear aspect.
Bedroom 2	3.47m x 2.45m
Bedroom 3	2.06m max x 2.88m max
Bathroom	With suite comprising a panelled bath with shower over, vanity-style wash-hand basin with mixer tap and low-flush WC.
Outside	To the front is a fenced forecourt laid to decorative stone, with a pathway leading to the entrance door. To the rear is a walled and fenced garden, laid partly to concrete and artificial grass, with a raised feature bed. There is a personnel gate to the side. To the rear are two newly installed timber gates providing access. A private road to the left-hand side of the property provides access to the rear for off road parking. We understand that the vendor has rights over this road for the purpose of accessing the rear of the property. We are advised the property has enjoyed a legal right of way to the rear. Prospective purchasers should contact their own solicitor should any further clarification be required.
Tenure	We are verbally advised the property is Freehold, with formal confirmation awaited from the vendor’s solicitor.
Council Tax Band:	Band A (Subject to confirmation by the Local Authority)
EPC Rating:	D (64)

Viewing by appointment. Please contact Canters on 01472 356143.

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 24/08/2026

Disclaimer: Canters, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Canters has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.

Canters
www.canters.co.uk

01472 356143

ADDITIONAL PHOTOS & PLANS



Hallway



Living Room



Dining Room



Kitchen



Bedroom 1



Bedroom 2

CanTERS
www.canTERS.co.uk

01472 356143

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 24/08/2026

Disclaimer: CanTERS, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of CanTERS has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.

ADDITIONAL PHOTOS & PLANS



Bedroom 3



Bathroom



Back Garden



Front Garden



Rear Elevation

CanTERS
www.canTERS.co.uk

01472 356143

Grimsby 12 Town Hall Street, DN31 1HN

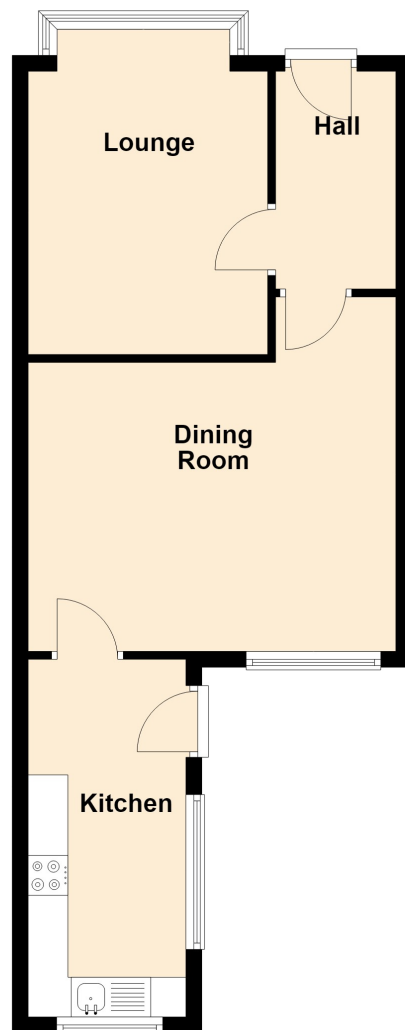
Property Inspected: 24/08/2026

Disclaimer: CanTERS, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of CanTERS has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.

ADDITIONAL PHOTOS & PLANS

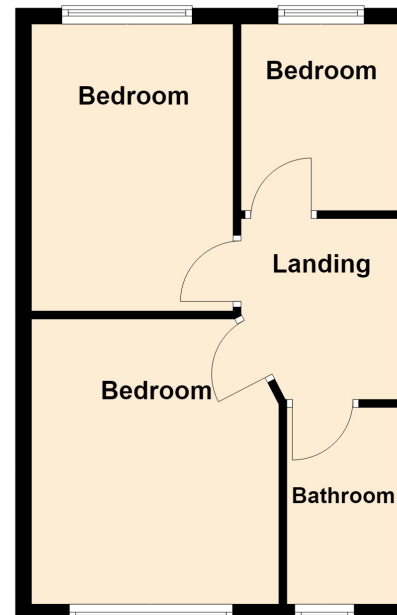
Ground Floor

Approx. 44.0 sq. metres (473.9 sq. feet)



First Floor

Approx. 33.8 sq. metres (363.3 sq. feet)



CanTERS
www.canTERS.co.uk

01472 356143

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 24/08/2026

Disclaimer: CanTERS, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of CanTERS has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.