Joy Walker

ESTATE AGENTS



112 Granville Street

Grimsby, North East Lincolnshire DN32 9NU

Ideally located close to Grimsby town centre and local amenities, this three-bedroom mid-terrace property offers excellent motorway links. Recently refreshed by the current owner, the home benefits from gas central heating, uPVC double glazing, a new kitchen, new carpets, and fresh decoration.

The accommodation comprises a hallway, a lounge open to a dining room, a kitchen-diner, and a ground-floor shower room. Upstairs, there are three bedrooms and a bathroom. Externally, the property features a low-maintenance front garden and a rear garden. Offered for sale with no onward chain, this home is perfect for first-time buyers or investors. Early viewing is highly recommended!

- IDEAL INVESTMENT OR FIRST TIME BUY
- MID TERRACE PROPERTY
- KITCHEN DINER
- LOUNGE
- GROUND FLOOR SHOWER ROOM
- THREE BEDROOMS
- BATHROOM
- GAS CENTRAL HEATING
- FRONT & REAR GARDENS
- NO FORWARD CHAIN







Chain Free £82,950

58 St Peters Avenue, Cleethorpes, Lincolnshire, DN35 8HP Telephone: 01472 200818 Fax: 01472 200618

www.joywalker.co.uk

MEASUREMENTS
All measurements are approximate.

ACCOMMODATION
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ENTRANCE
Access via a open porch leading to a composite door.

HALLWAY
Having coved ceiling, newly fitted carpeted flooring and carpeted stairs with original white wooden open spindle balustrade leading to the first floor.



LOUNGE
11'1" x 10'8" (3.38 x 3.27)
To the front of the property with a uPVC double glazed window, coved ceiling, newly fitted carpeted flooring, radiator and feature white wood fire surround with tiled hearth and back. Open to the dining room.



LOUNGE
Additional Photograph



DINING ROOM
12'1" x 9'1" (3.70 x 2.79)
Open from the lounge with a uPVC double glazed window to the rear, continued coved ceiling and carpeted flooring, radiator and matching feature fireplace.



DINING ROOM
Additional Photograph

KITCHEN DINER

15'9" x 9'4" (4.82 x 2.85)

The kitchen diner benefits from a newly fitted kitchen with grey shaker style doors and contrasting wood effect worksurfaces, tiled splashbacks and incorporates a stainless steel sink and drainer, slot in gas cooker and ample under counter space for a automatic washing washing machine and freestanding fridge freezer. Finished with wood effect vinyl flooring, radiator and two uPVC double glazed windows to the side aspect.



KITCHEN DINER

Additional Photograph



INNER HALLWAY

Having tiled floor and half glazed uPVC door leading to the rear garden.

SHOWER ROOM

9'0" x 5'8" (2.75 x 1.73)

Benefitting from a white three piece suite comprising of; Shower cubicle with curved glazed screens, electric shower and tiled splashbacks, float hand wash basin and wc. finished with part tiled walls, tiled flooring, radiator, wall mounted boiler and uPVC double glazed window to the side aspect.



FIRST FLOOR

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FIRST FLOOR LANDING

The split level landing has continued newly fitted carpeted flooring, original white wood open spindle balustrade, original built in storage cupboard and loft access to the ceiling.

BEDROOM ONE

14'1" x 11'0" (4.31 x 3.37)

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



BEDROOM ONE
Additional Photograph



BEDROOM TWO
12'2" x 8'8" (3.71 x 2.65)
The second double bedroom has a uPVC double glazed window tot he rear, newly fitted carpeted flooring, dado rail and radiator.



BEDROOM THREE
9'9" x 9'4" (2.99 x 2.87)
The third double bedroom has a uPVC double glazed window to the rear, newly fitted carpeted flooring and radiator.



BATHROOM
6'2" x 5'3" (1.90 x 1.62)
Benefitting from a white two piece suite comprising of; Bath and pedestal hand wash basin. Finished with part tiled walls, tiled effect vinyl flooring, radiator and uPVC double glazed window to the side aspect.



OUTSIDE

GARDENS

The property stands with a low maintenance front garden with path leading to the front porch. The rear garden is a good size and is mainly laid to lawn with fenced boundaries, rear wooden access gate and timber shed.



COUNCIL TAX BAND & EPC RATING

Council Tax Band - A
EPC -

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.

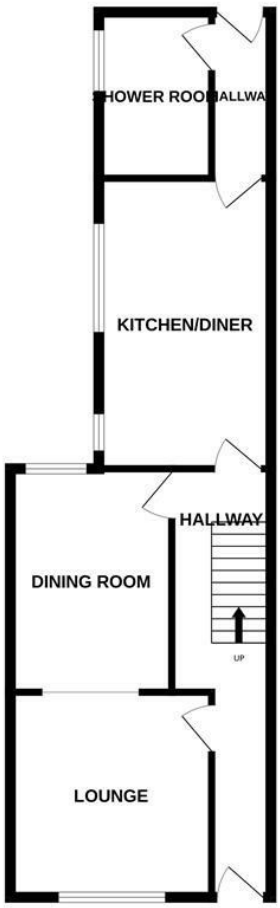
VIEWING ARRANGEMENTS

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

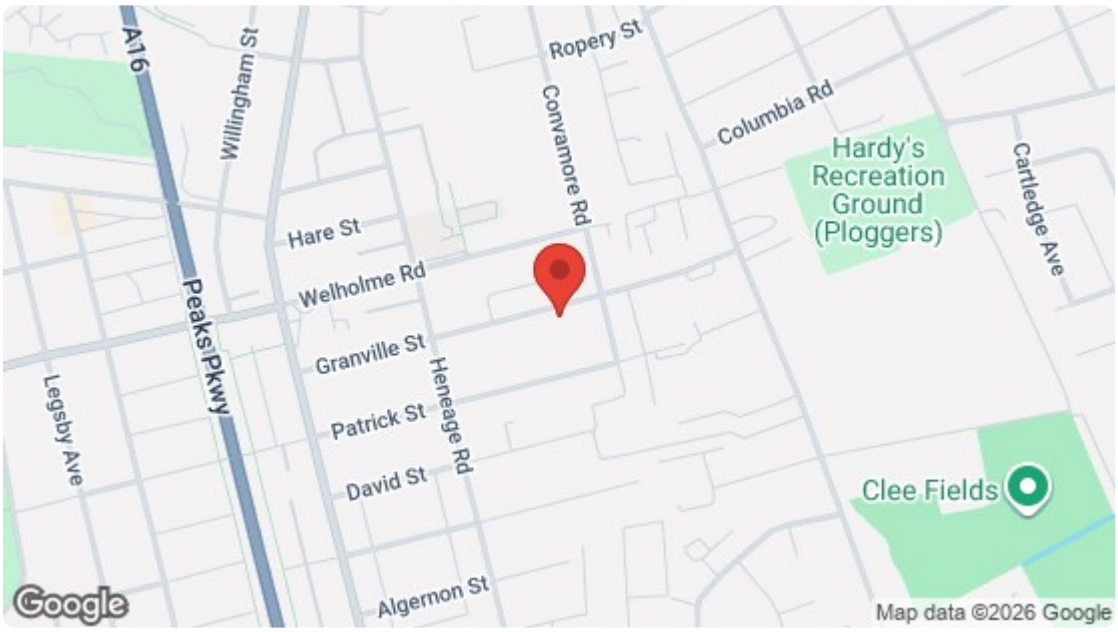
GROUND FLOOR

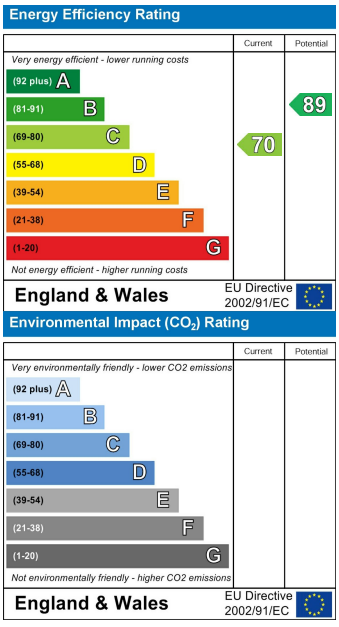


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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.