



51 Peterhouse Road Grimsby, DN34 5UX

We are delighted to offer for sale this two-bedroom semi-detached property, located on the popular Cambridge Park development, ideally positioned for excellent local amenities including shopping facilities, schools, and regular bus services into the town centre. The property benefits from uPVC double glazing and electric storage heating. The accommodation briefly comprises an entrance porch, lounge, kitchen/diner, and conservatory to the ground floor. To the first floor are two double bedrooms and a family bathroom. Externally, the property features an open-plan, low-maintenance front garden with mature shrubs, together with a red brick-paved driveway providing ample off-road parking and leading to the garage. To the rear is a private, easterly-facing garden, also designed for low maintenance and enhanced by a selection of mature shrubs. Viewing is highly recommended. Offered for sale with no forward chain.

Chain Free £145,000

- TWO BEDROOM SEMI-DETACHED PROPERTY
- POPULAR CAMBRIDGE PARK DEVELOPMENT
- CLOSE TO SHOPS, SCHOOLS AND BUS ROUTES
- uPVC DOUBLE GLAZING THROUGHOUT
- ELECTRIC STORAGE HEATING
- SPACIOUS LOUNGE AND KITCHEN/DINER
- CONSERVATORY
- TWO DOUBLE BEDROOMS
- GARAGE AND AMPLE OFF-ROAD PARKING
- PRIVATE EASTERLY-FACING REAR GARDEN WITH NO FORWARD CHAIN



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

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ENTRANCE

Accessed via a uPVC double-glazed door, opening into the porch area.

PORCH

Featuring dual-aspect uPVC double-glazed windows, a wood-effect vinyl floor, and a further uPVC double-glazed door leading into the lounge.

LOUNGE

14'5" x 13'10" (4.40 x 4.22)

The lounge features a uPVC double-glazed window to the front aspect with fitted blinds, coving to the ceiling, and carpeted flooring. Open-plan stairs rise from the lounge and are fitted with a white spindle balustrade. A feature fireplace with a marble-effect back and hearth incorporates an electric fire, complemented by an electric wall heater.



LOUNGE



LOUNGE



KITCHEN DINER

14'5" x 8'9" (4.40 x 2.68)

Benefitting from a range of wall and base units with contrasting work surfaces and a tiled splashback, incorporating a stainless steel sink and drainer, an electric hob with extractor hood above, and an electric fan-assisted oven below. There is also space for an automatic washing machine and a freestanding fridge freezer. The room is finished with wood-effect vinyl flooring, an electric storage heater, a uPVC double-glazed window, and French doors leading into the conservatory. Having ample room for a family dining table.



KITCHEN DINER



KITCHEN DINER



CONSERVATORY

10'4" x 9'8" (3.15 x 2.97)

The brick-built conservatory features uPVC double-glazed windows and French doors, along with tiled flooring. A great addition to the property, it provides valuable extra living space and enjoys views of the rear garden.



FIRST FLOOR

FIRST FLOOR LANDING

Having continued carpeted flooring, a white spindle balustrade, a built-in linen cupboard, and loft access from the ceiling. The loft also houses the boiler.



BEDROOM ONE

14'5" x 8'9" (4.40 x 2.69)

The larger of the two double bedrooms benefits from two uPVC double-glazed windows to the rear aspect, carpeted flooring, and an electric wall heater.



BEDROOM ONE



BEDROOM TWO

14'4" x 7'6" (4.39 x 2.29)

The second double bedroom features two uPVC double-glazed windows to the front aspect, carpeted flooring, and an electric storage heater.



BATHROOM

7'4" x 6'0" (2.26 x 1.85)

Benefiting from a white three-piece suite comprising a bath with a glazed shower screen and electric shower over, pedestal wash hand basin, and low-flush WC. Finished with partially tiled walls, a heated towel rail, vinyl flooring, extractor fan, and a uPVC double-glazed window to the side elevation.



OUTSIDE

THE GARDENS

The property is set back from the road, with a red brick driveway providing ample off-road parking and access to the garage. The front garden has been designed for low maintenance, featuring paved areas, decorative shingle beds, and a selection of mature shrubs. The easterly-facing rear garden is also low maintenance in design and is predominantly paved, complemented by decorative shingle borders with mature shrubs and planting. The garden is enclosed by fencing and benefits from a wooden gate providing access to the driveway.



THE GARDENS



GARAGE

18'2" x 9'7" (5.55 x 2.93)

Having an up-and-over door to the front aspect and a uPVC double-glazed courtesy door to the rear, the garage is fitted with both power and lighting.

REAR VIEW



FRONT GARDEN



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.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

EPC - D

VIEWING ARRANGEMENTS

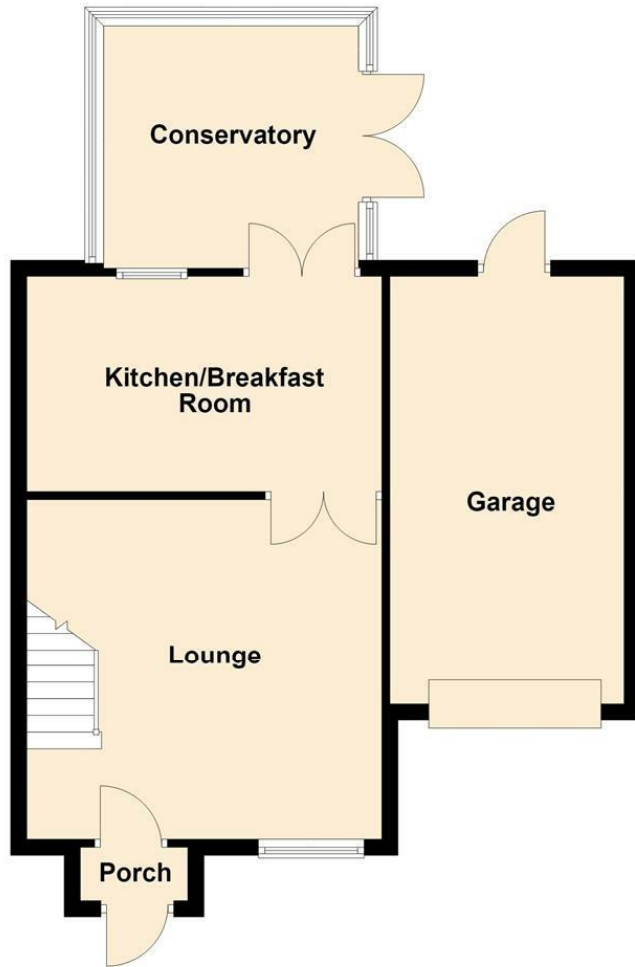
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

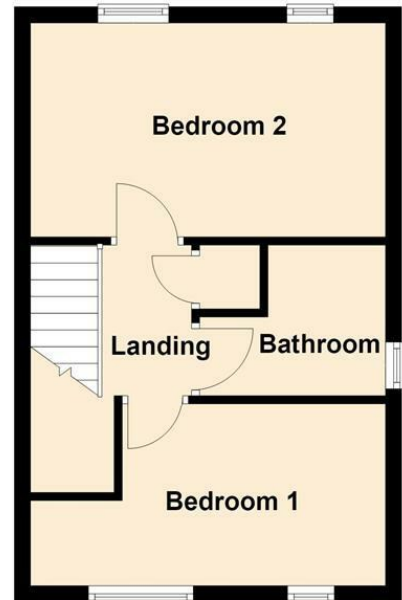
Ground Floor

Approx. 57.6 sq. metres (620.2 sq. feet)



First Floor

Approx. 30.8 sq. metres (331.6 sq. feet)



Total area: approx. 88.4 sq. metres (951.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	60	
(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.