



FARROW
ESTATE AGENTS



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10 Queens Parade, Grimsby, DN31 2LE

Asking price £159,950



The floor plan shows a rectangular building layout. At the top left is a purple-shaded area labeled "Garage" with dimensions 2.87m x 5.08m (9'6" x 16'8"). To its right is a light blue area labeled "Sun Room" with dimensions 2.70m x 3.05m (8'10" x 10'). Below the garage is a pink area labeled "Dining Room" with dimensions 3.72m x 3.18m (12'2" x 10'6"). To the right of the dining room is a green area labeled "Kitchen/Breakfast Room" with dimensions 3.16m x 3.10m (10'4" x 10'2"). Below the kitchen is a light blue area labeled "Bedroom 4" with dimensions 2.80m x 2.42m (9'2" x 7'11"). To the left of the bedroom 4 is an orange area labeled "Living Room" with dimensions 3.03m x 3.31m (11'11" x 12'6"). The plan also includes a bathroom, two bedrooms (one orange, one purple), a landing, and various storage areas like wardrobes and cupboards. A compass rose indicates North is towards the top right.

Ground Floor
Approx. 14.7 sq. metres (160.7 sq. feet)

- Sun Room: 2.70m x 3.05m (8'10" x 10')
- Kitchen/Breakfast Room: 3.16m x 3.10m (10'4" x 10'2")
- Dining Room: 3.72m x 3.18m (12'2" x 10'6")
- Living Room: 3.03m x 3.31m (11'11" x 12'6")
- Bedroom 4: 2.80m x 2.42m (9'2" x 7'11')
- Bathroom
- Wardrobe
- Cupboard
- Storage

First Floor
Approx. 47.2 sq. metres (507.9 sq. feet)

- Bedroom 2: 2.86m (9'5") max x 4.46m (14'7")
- Bedroom 1: 3.84m x 3.39m (12'11" x 11'1")
- Bedroom 3: 2.72m x 2.40m (8'10" x 7'11")
- Landing
- Bathroom
- Toilet
- Wardrobe
- Closet
- Storage

Total area: approx. 121.9 sq. metres (1311.6 sq. feet)

The provided floor plan is intended for general informational purposes only and may not accurately represent the exact dimensions, layout, or features of the property. The floor plan should not be relied upon for making decisions about purchasing, renting, or modifying the property. Actual measurements and features may vary. It is recommended that interested parties conduct a physical inspection of the property to verify the accuracy of the floor plan and obtain specific information about the property's condition, amenities, and any other relevant details.
Plan produced using Planity.

26 Abbeygate, Grimsby, DN31 1JY
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- Spacious Four Bedroom Semi-Detached Property
- Chain Free Vendor
- Gas Central Heating & Double Glazing
- Single Garage & Driveway
- Generously Sized Lounge / Diner
- Two Separate Bathrooms
- Walking Distance From Grimsby Town Centre
- Short Walk To Amenities
- Spacious & Gated Front & Rear Gardens
- Ample Off Road Parking

Please contact our Farrow Estate Agents Office on 01472 355864 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		72	83
Not energy efficient - higher running costs			

