



Barry Avenue, Grimsby, DN34 5LS

**FOR SALE - £165,000**

**CanTERS**

Chartered Surveyors

Viewing is recommended on this bay-fronted, two-bedroom semi-detached bungalow, situated within a cul-de-sac position off Laceby Road, Grimsby. The well-planned accommodation, which benefits from gas central heating, uPVC double glazing and a security alarm, briefly comprises: porch, hallway, sitting room, two bedrooms, kitchen, bathroom and conservatory. The property occupies a low-maintenance plot, benefitting from a south-facing rear garden.

Barry Avenue is within a sought-after residential area and is conveniently located for amenities and facilities including convenience stores, a pharmacy, hot food takeaways and a regular bus service. Morrisons supermarket is within a short drive, and there is easy access to road links including the A46.

## Accommodation

<b>Porch</b>	With uPVC double glazed door and side window, wall-mounted electric heater and tiled floor.
<b>Hallway</b>	With part-glazed uPVC door, built-in storage cupboard, plate rack and access to the loft.
<b>Sitting Room</b>	5.00m into bay x 3.42m This well-proportioned room, located to the front of the property, has a walk-in bay window to the front aspect, a feature fireplace with wooden surround, tiled hearth and back, and an inset living flame coal-effect gas fire. There are two windows to the side elevation.
<b>Bedroom 1</b>	3.47m max x 3.34m max With window overlooking the rear garden, coving to the ceiling, and a range of built-in wardrobes, bedside cabinets and cupboards.
<b>Bedroom 2</b>	3.02m x 2.26m With built-in wardrobes and drawers, coving to the ceiling, and a window to the front aspect.
<b>Kitchen</b>	3.42m x 3.12m Fitted with a range of high-gloss wall cupboards and base units with contrasting worktops, incorporating a breakfast bar and an inset stainless steel sink unit. Built-in appliances include an oven, four-ring gas hob with stainless steel chimney-style extractor over, and an integrated fridge. There is housing for a washing machine, tiled splashbacks, downlights and coving to the ceiling. Dual-aspect windows, wood-effect laminate flooring, and a part double-glazed door provide access to the conservatory.
<b>Conservatory</b>	3.39m max x 2.09m With wood-effect laminate flooring, uPVC double glazed windows and a uPVC door providing access to the garden.
<b>Bathroom</b>	2.30m x 1.97m With a white suite comprising a panelled bath with glass screen, mixer tap and shower over, pedestal wash hand basin and low flush WC. Wall-mounted chrome towel rail, tiling to both walls and floor, and downlights to the ceiling.
<b>Outside</b>	The front garden is block paved and has brick boundaries with cast iron railings, together with two wrought iron gates. Further gates provide access to the side of the property and to the enclosed, fenced rear garden, which is block paved with a paved patio area. A single detached garage is located within the garden, with up-and-over door, strip lighting and power.
<b>Tenure</b>	We are verbally advised the property is Freehold, with formal confirmation awaited from the vendor's solicitor.
<b>Council Tax Band:</b>	B (Subject to confirmation by the Local Authority)
<b>EPC Rating:</b>	Awaiting
<b>Further Information And To View:</b>	Viewing by appointment only, contact James Chisholm james@canters.co.uk 01472 356143.
<b>Disclaimer:</b>	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.

**ADDITIONAL PHOTOS & PLANS**



Hallway



Sitting Room



Sitting Room



Kitchen



Kitchen



Conservatory

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Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 23/04/2026

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**ADDITIONAL PHOTOS & PLANS**



Bedroom 1



Bedroom 2



Bathroom



Rear Garden



Rear Garden



Front Garden

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