



13 Durban Road Grimsby, North East Lincolnshire DN32 8BD

We are delighted to bring to the market this turn-key, fully refurbished three-bedroom mid-terrace property, ideally situated on the fringe of Grimsby town centre, close to a wide range of local amenities, excellent bus links and just a short drive from Cleethorpes seafront. The property has undergone an extensive programme of refurbishment, including a new damp-proof course, complete rewire, replacement windows, a modern shower room, fitted kitchen, new flooring throughout and full redecoration. The well-presented accommodation comprises an entrance hall, lounge, dining room/rear sitting room, modern kitchen diner, utility room and cloakroom. To the first floor are three good-sized bedrooms and a contemporary shower room. Externally, the property benefits from low-maintenance gardens to both the front and rear. Offered for sale with no forward chain, early viewing is highly recommended to fully appreciate the standard of accommodation on offer.

Chain Free £89,950

- FULLY REFURBISHED THROUGHOUT
- TURN-KEY CONDITION
- THREE BEDROOM MID-TERRACE
- NEW DAMP-PROOF COURSE
- COMPLETE ELECTRICAL REWIRE
- MODERN KITCHEN & SHOWER ROOM
- TWO RECEPTION ROOMS
- UTILITY ROOM & CLOAKROOM
- LOW-MAINTENANCE GARDENS
- NO FORWARD CHAIN



DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

ENTRANCE

Accessed via a new composite door with top light above leading into the hallway.

HALLWAY

Featuring a fitted entrance mat, newly laid carpeting and a carpeted staircase rising to the first floor, together with a radiator.



LOUNGE

13'1" x 10'0" (3.99 x 3.07)

The lounge features a uPVC double-glazed window to the front aspect, original coving to the ceiling, a radiator, and newly laid carpeted flooring.



DINING ROOM/REAR SITTING ROOM

14'0" x 13'5" (4.27 x 4.10)

The rear dining room, which could also be used as a sitting room, features a uPVC double-glazed window overlooking the rear aspect, newly laid carpeted flooring, and a large understairs storage cupboard.



KITCHEN DINER

14'11" x 10'5" (4.57 x 3.18)

The kitchen diner benefits from a handmade bespoke traditional joinery kitchen, finished in two-tone wood and matt grey laminate, complemented by acrylic solid white work surfaces with matching upstands and splashbacks. Integrated appliances include an induction hob with extractor hood and one-and-a-half eye-level electric ovens, while there is ample space for a dishwasher and fridge freezer. The room is finished with recessed downlighting, a radiator, herringbone-effect vinyl flooring, and a uPVC double-glazed window and door to the side aspect. A further door leads to the utility room and cloakroom. The generous layout also provides ample space for a family dining table.



KITCHEN DINER



UTILITY ROOM

6'0" x 4'9" (1.85 x 1.46)

This handy utility area provides space for both a tumble dryer and an automatic washing machine. It features continued herringbone-style vinyl flooring, radiator and a uPVC double-glazed window overlooking the rear aspect.

CLOAKROOM

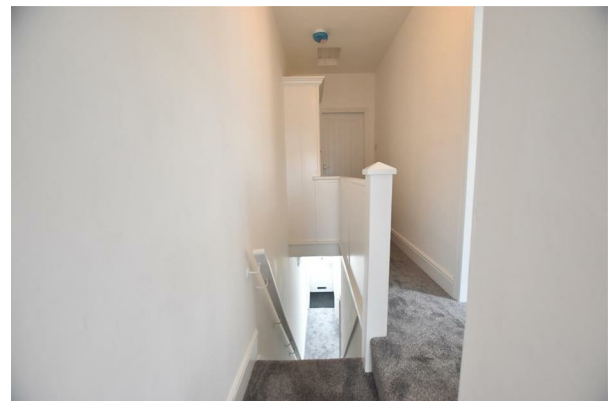
4'8" x 2'9" (1.43 x 0.84)

Benefiting from a white two-piece suite comprising a low-flush WC and a vanity unit housing the wash hand basin, this cloakroom also provides useful storage space. The room is finished with continued herringbone-style vinyl flooring and a uPVC double-glazed window to the side aspect.

FIRST FLOOR

FIRST FLOOR LANDING

The split-level landing features an enclosed banister, an original built-in storage cupboard, newly laid carpeted flooring, and loft access from the ceiling.



FIRST FLOOR LANDING



BEDROOM ONE

14'1" x 11'6" (4.30 x 3.51)

The master bedroom features a uPVC double-glazed window to the front aspect, carpeted flooring, and a radiator.



BEDROOM TWO

13'5" x 9'0" (4.09 x 2.76)

The second double bedroom features a uPVC double-glazed window overlooking the rear aspect, newly laid carpeted flooring and a radiator.



BEDROOM THREE

9'4" x 9'0" (2.87 x 2.76)

The third bedroom is located to the rear of the property and features a uPVC double-glazed window, newly laid carpeted flooring, and a radiator. The room also houses the wall-mounted boiler.



SHOWER ROOM

6'0" x 4'8" (1.83 x 1.43)

The modern shower room benefits from a white three-piece suite comprising a walk-in shower with glazed screens, a low-flush WC, and a vanity unit housing the wash hand basin, which also provides useful storage. The room is finished with Aqua-style wall panelling, recessed downlighting, an extractor fan, a heated towel rail, and herringbone-style vinyl flooring. A uPVC double-glazed window to the side aspect provides natural light and ventilation.



OUTSIDE

THE GARDENS

The property is set back from the road behind a low-maintenance front garden with walled boundaries and a wooden access gate. To the rear, there is a further low-maintenance garden enclosed by a combination of fenced and walled boundaries, with a wooden gate providing access to a secure passageway. The garden features a paved patio area and is predominantly laid with shingle for ease of maintenance.



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 - A

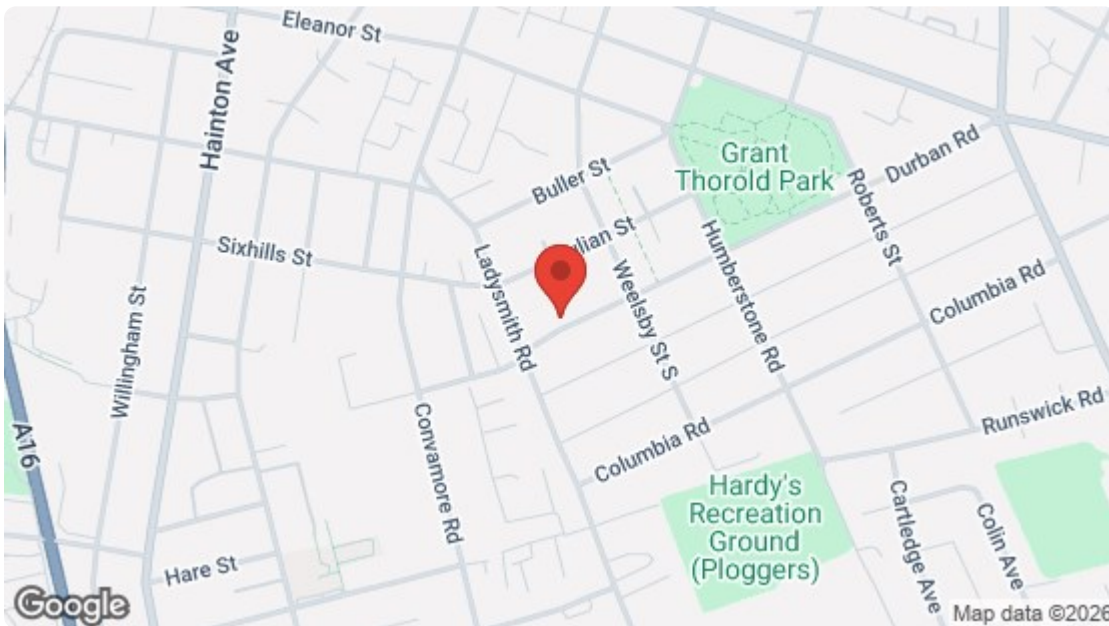
EPC -

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



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			
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 firm's 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.