



58 Granville Street Grimsby, North East Lincolnshire DN32 9NU

We are delighted to offer for sale this three-bedroom mid-terrace property, ideally situated on the outskirts of Grimsby town centre. The property is conveniently located close to a wide range of local amenities, well-served bus routes, and excellent motorway links. Benefitting from gas central heating and uPVC double glazing throughout, the well-presented accommodation briefly comprises an entrance hall, lounge, dining room, kitchen, utility/rear lobby, and ground floor WC. To the first floor are three well-proportioned bedrooms and a family bathroom fitted with a two-piece suite. Externally, the property stands behind a low-maintenance walled front garden, while to the rear is a larger-than-average, south-facing garden, mainly laid to lawn with a paved patio area, providing an ideal space for outdoor entertaining and family enjoyment. Early viewing is highly recommended to fully appreciate the accommodation and generous outdoor space on offer.

Offers Over £80,000

- THREE BEDROOMS
- MID TERRACE
- TOWN CENTRE LOCATION
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- LOUNGE & DINING ROOM
- KITCHEN & UTILITY
- GROUND FLOOR WC
- SOUTH-FACING GARDEN
- VIEWING RECOMMENDED



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

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GROUND FLOOR

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ENTRANCE

Accessed via a uPVC double-glazed entrance door with glazed top light.

HALL

Featuring wood-effect laminate flooring, a coved ceiling, tongue-and-groove panelling to dado height, and a carpeted staircase leading to the first floor.



DINING ROOM/SITTING ROOM

13'11" x 13'9" (4.25 x 4.20)

Currently used as a second sitting room, this versatile space features a uPVC double-glazed window to the rear aspect, carpeted flooring, a radiator, and an attractive painted feature fire surround. A useful built-in storage cupboard provides additional practicality. Open plan to the lounge.



DINING ROOM



LOUNGE

12'11" x 10'6" (3.95 x 3.21)

Accessed from the dining room, the lounge features a uPVC double-glazed bay window to the front aspect, a coved ceiling, carpeted flooring, a radiator, and an attractive open chimney breast.



LOUNGE



KITCHEN

12'2" x 8'5" (3.71 x 2.57)

Fitted with a range of attractive beech Shaker-style wall and base units complemented by contrasting work surfaces and tiled splashbacks, incorporating a composite sink and drainer. Integrated appliances include a gas oven and hob with a stainless steel extractor hood, while there is ample space for an automatic washing machine, fridge, and freezer. Finished with tiled-effect vinyl flooring, a radiator, and a uPVC double-glazed window to the side aspect. Wall mounted boiler in matching unit.



KITCHEN



KITCHEN



UTILITY/LOBBY

5'2" x 5'1" (1.59 x 1.55)

This useful utility/rear lobby offers a built-in storage cupboard and ample space for additional appliances. Finished with tiled-effect vinyl flooring, it also benefits from a uPVC double-glazed window and a uPVC double-glazed door providing access to the rear garden.



W/C

5'1" x 2'10" (1.57 x 0.88)

Benefitting from a white low-flush WC, tiled-effect vinyl flooring, and a uPVC double-glazed window to the side aspect.



FIRST FLOOR

FIRST FLOOR LANDING

Featuring continued carpeted flooring, an open spindle balustrade, and loft access to the ceiling.

BEDROOM ONE

13'9" x 10'11" (4.21 x 3.33)

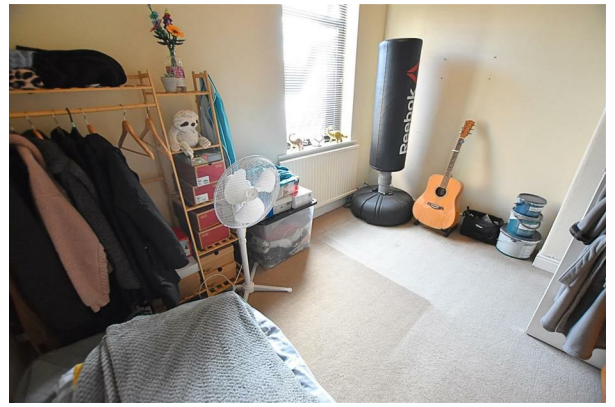
The largest of the three bedrooms, featuring a uPVC double-glazed window to the front aspect, carpeted flooring, and a radiator.



BEDROOM TWO

10'7" x 8'10" (3.25 x 2.71)

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



BEDROOM THREE

8'5" x 7'10" (2.57 x 2.40)

Located to the rear of the property, this room features a uPVC double-glazed window, carpeted flooring, a radiator, and an airing cupboard housing the water cylinder.



BATHROOM

5'4" x 4'11" (1.63 x 1.50)

Benefitting from a white two-piece suite comprising a bath with shower over and pedestal wash hand basin. Finished with part-tiled walls, vinyl flooring, a radiator, and a uPVC double-glazed window to the side aspect.



OUTSIDE

THE GARDENS

The property benefits from a walled, low-maintenance front garden with a wrought iron entrance gate. To the rear is a larger-than-average south-facing garden with a mixture of walled and fenced boundaries, a lawn with mature planting to the borders, and a paved patio area.



REAR VIEW



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

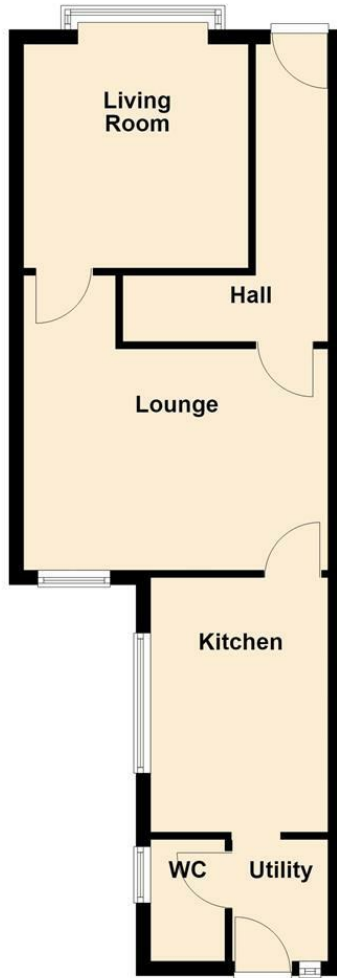
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

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

Ground Floor

Approx. 44.2 sq. metres (475.7 sq. feet)

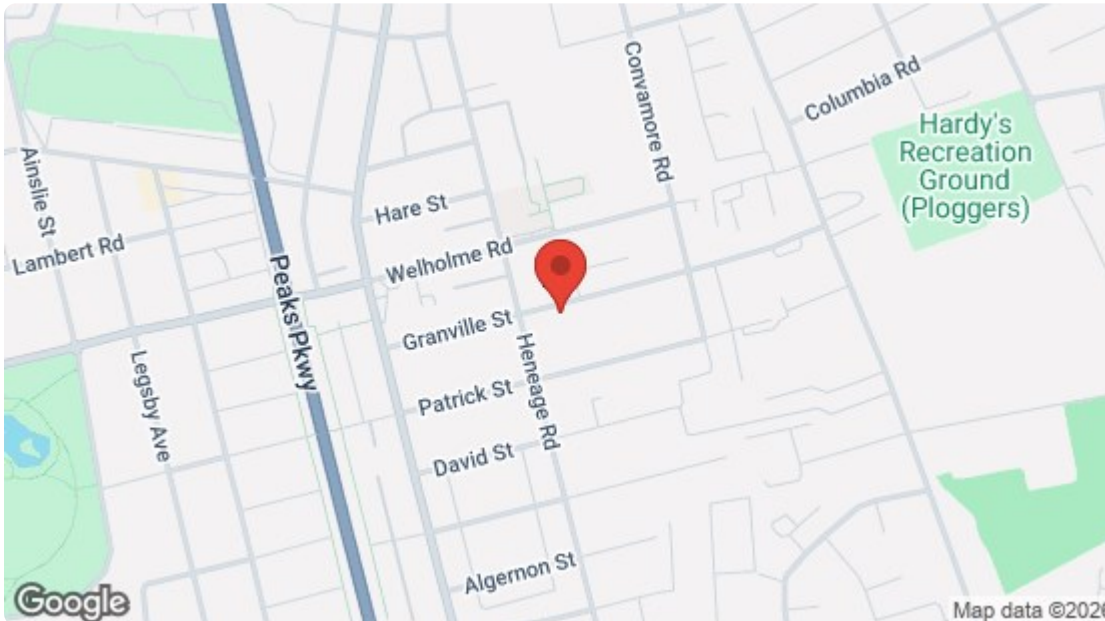


First Floor

Approx. 39.1 sq. metres (420.8 sq. feet)



Total area: approx. 83.3 sq. metres (896.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	68	
(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 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.