



51 Danes Close Grimsby, North East Lincolnshire DN32 9AG

Charming two-bedroom end-terrace home situated on the popular Danes Close, ideally located for easy access to Grimsby, Cleethorpes, and major motorway links. The property is within walking distance of local supermarkets and benefits from excellent public transport connections. The well-presented accommodation comprises a spacious lounge, a modern kitchen/diner, a convenient cloakroom, two generous double bedrooms, and a family bathroom. Externally, the property offers a private westerley facing rear garden and an allocated parking space. Perfectly suited to first-time buyers, downsizers, or investors seeking a fantastic addition to their rental portfolio, this home offers both comfort and convenience. Early viewing is highly recommended to fully appreciate everything this excellent property has to offer.

£112,000

- END-TERRACE PROPERTY
- MODERN KITCHEN/DINER
- SPACIOUS LOUNGE
- GROUND FLOOR CLOAKROOM
- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- ENCLOSED 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.

ACCOMMODATION

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MEASUREMENTS

All measurements are approximate.

ENTRANCE

Accessed via a composite door to the side of the property, leading into the lounge/diner.

LOUNGE DINER

17'3" x 13'3" (5.26 x 4.06)

The lounge/diner features a uPVC double-glazed bay window to the front aspect, carpeted flooring, and carpeted stairs with an open spindle balustrade leading to the first floor. A useful cloaks/storage area is located beneath the stairs, and the room is fitted with a radiator.



LOUNGE DINER



LOUNGE DINER



LOUNGE DINER



KITCHEN DINER

12'7" x 12'0" (3.85 x 3.67)

The kitchen/diner is fitted with an extensive range of beech-fronted Shaker-style wall and base units, complemented by contrasting work surfaces and matching upstands. Integrated appliances include a stainless steel sink with drainer, a gas hob with a stainless steel splashback and chimney-style extractor hood above, and an electric fan-assisted oven below. There is ample space and plumbing for an automatic washing machine, as well as space for a fridge. A wall-mounted boiler is neatly concealed within a matching larder unit. The room is further enhanced by a useful breakfast bar, tiled flooring, a radiator, and a uPVC double-glazed window and door opening onto the rear aspect.



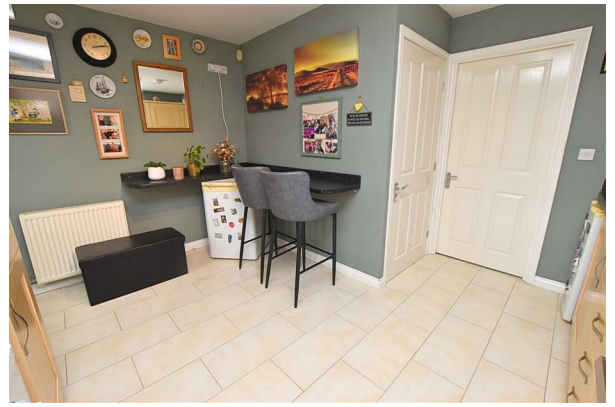
KITCHEN DINER



KITCHEN DINER



KITCHEN DINER



CLOAKROOM

6'5" x 3'1" (1.98 x 0.95)

The cloakroom is fitted with a white two-piece suite comprising a hand wash basin and low-flush WC, and is finished with tiled flooring, a radiator, and an extractor fan.



FIRST FLOOR

FIRST FLOOR LANDING

The landing features carpeted flooring continuing from the staircase, an open spindle balustrade, a uPVC double-glazed window to the side aspect, a radiator, and loft access. The loft is fitted with a pull-down ladder and has been partially boarded for useful storage.



BEDROOM ONE

12'7" x 12'0" (3.85 x 3.68)

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



BEDROOM ONE



BEDROOM TWO

10'0" x 8'10" (3.05 x 2.71)

The second double bedroom features a uPVC double-glazed window to the rear aspect, carpeted flooring, a radiator, and a comprehensive range of built-in wardrobes with matching overhead storage cupboards.



BATHROOM

6'10" x 5'3" (2.09 x 1.62)

The bathroom is fitted with a white three-piece suite comprising a panelled bath with a shower over and glazed shower screen, a pedestal hand wash basin, and a low-flush WC. The room is finished with partially tiled walls, vinyl flooring, a radiator, an extractor fan, and a shaver point.



OUTSIDE

THE GARDENS

The property enjoys an open-plan, low-maintenance front garden, finished with paving, decorative shingle, and paved pathways. To the rear is a fully enclosed, westerly-facing, low-maintenance garden, predominantly laid to paving with a decked patio area and a metal storage shed. A timber access gate provides access to the allocated parking space at the rear.



THE GARDENS



THE GARDENS



COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

EPC - C

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.

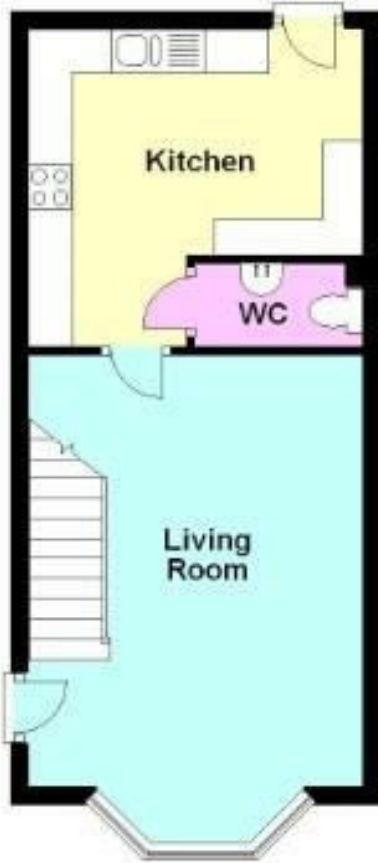
VIEWING ARRANGEMENTS

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

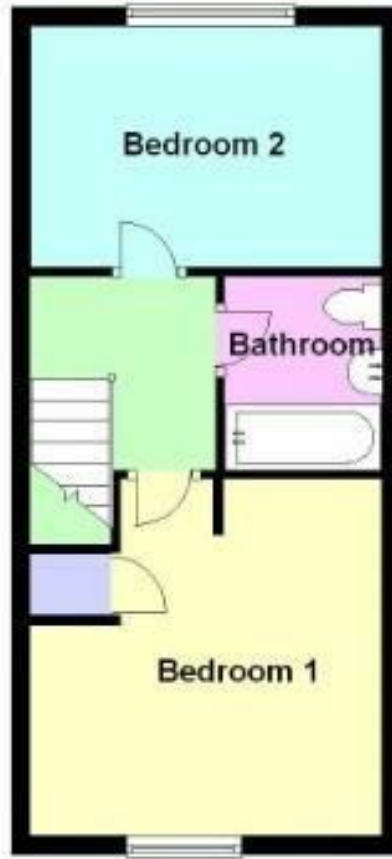
OPENING TIMES

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

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	77	
(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 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.