JoWalker

ESTATE AGENTS

63 Durban Road

Grimsby, North East Lincolnshire DN32 8BA

An excellent opportunity for investors, developers or cash buyers to acquire this traditional Victorian bay-windowed mid-terrace property, which is offered for sale at offers over £30,000 and requires comprehensive modernisation and refurbishment throughout. The property has been largely stripped back internally, including exposed brick walls, and will require a full programme of works to bring it up to modern standards. While requiring significant investment, the property retains some original features and offers considerable potential for those looking for a renovation project. The accommodation briefly comprises two reception rooms, kitchen/diner, utility area and ground-floor WC, with the first floor providing three bedrooms and a bathroom. The property benefits from gas central heating and electricity, although these services have not been tested. Externally, there are gardens to both the front and rear. This is a property that will require essentially everything to be completed, including refurbishment, redecoration and modernisation, but could provide an attractive investment opportunity once renovated. Cash buyers only. Viewing is recommended for those looking for a substantial project with potential.

- OFFERS OVER £30,000
- CASH BUYERS ONLY
- THREE-BEDROOM MID-TERRACE
- TRADITIONAL VICTORIAN BAY WINDOW
- FULL MODERNISATION REQUIRED
- IDEAL INVESTMENT/DEVELOPMENT OPPORTUNITY
- TWO RECEPTION ROOMS
- KITCHEN/DINER AND UTILITY AREA
- FRONT AND REAR GARDENS
- NO ONWARD CHAIN

Offers Over £30,000

58 St Peters Avenue, Cleethorpes, Lincolnshire, DN35 8HP Telephone: 01472 200818 Fax: 01472 200618

www.joywalker.co.uk

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
.

PORCH
REtaining original tiled floor

ENTRANCE
Accessed via wooden door.

HALLWAY
Original coving and stairs leading to first floor.

LOUNGE
13'8" x 10'2" (4.18 x 3.12)
Original bay window to the front aspect, original coving and an attractive open brick fireplace with ornate wall-mounted mantel and plate rack, along with a radiator.

DINING ROOM
18'10" x 13'8" (5.75 x 4.17)
Having original coving, raditor and window to the rear aspect.

KITCHEN DINER
20'2" x 9'0" (6.17 x 2.75)
Two windows and a door to the side aspect, original sink unit fitted.

UTILITY/CLOAKROOM
5'4" x 9'0" (1.64 x 2.75)
Having plumbing and two windows to the rear aspect.

FIRST FLOOR
.

FIRST FLOOR LANDING
Split level with enclosed bannister and original storage cupboard.

BEDROOM ONE
13'8" x 11'8" (4.19 x 3.57)
Window to the front aspect, radiator and original tiled fireplace.

BEDROOM TWO
12'3" x 8'1" (3.75 x 2.48)
Window to the rear aspect and radiator.

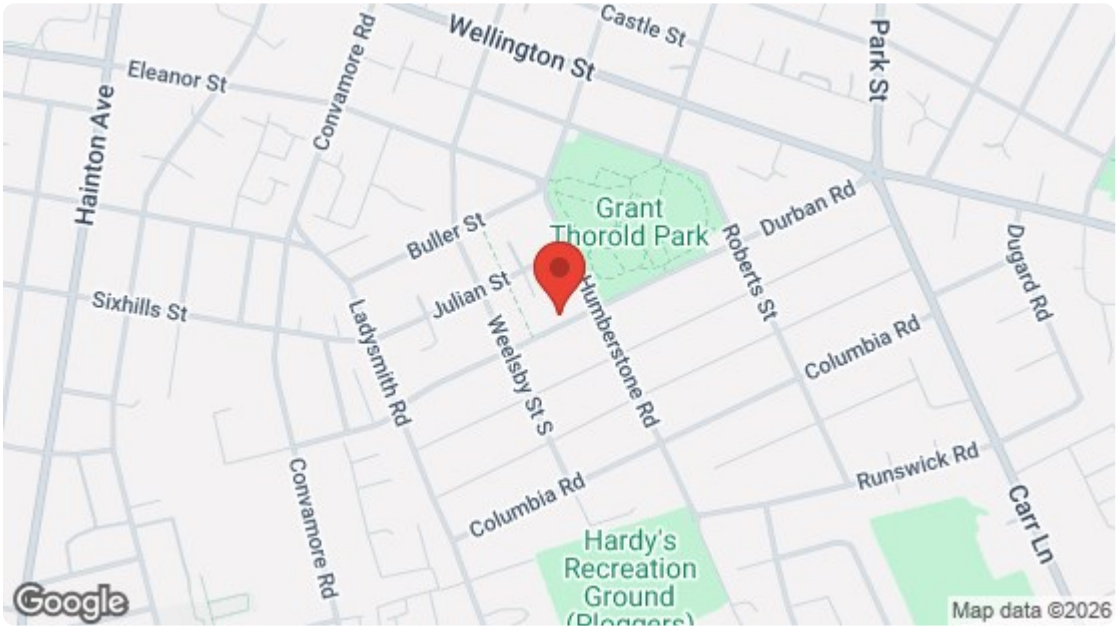
BEDROOM THREE
8'11" x 8'7" (2.73 x 2.63)
Window to the rear aspect, housing the boiler and tank.

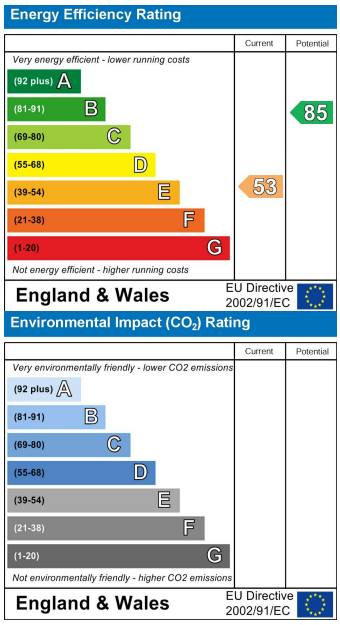
BATHROOM
6'1" x 5'5" (1.87 x 1.67)
Having plumbing and a window to the side aspect.

OUTSIDE

THE GARDENS
Walled front garden with walled and fence rear garden and new wooden gate leading to the passageway.

Total area: approx. 89.3 sq. metres (961.7 sq. feet)





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.