



## 6 Columbia Road Grimsby, North East Lincolnshire DN32 8EA

Situated within this popular position ideally placed for local amenities and within easy access of Grimsby and Cleethorpes is this THREE BEDROOM mid terrace house enjoying a SOUTHERLY facing rear garden. The well presented accommodation comprises :- entrance porch, lounge, dining room, spacious kitchen, utility, down stairs w/c, three bedrooms and first floor bathroom room. Lovely neat rear garden with summerhouse. Gas central heating system and double glazing. Early viewing is highly recommended an ideal first time buy or investment.

**£99,950**

- SUPERB MID TERRACE HOUSE
- LOUNGE
- DINING ROOM
- KITCHEN
- UTILITY
- DOWN STAIRS W/C
- THREE BEDROOMS
- FIRST FLOOR BATHROOM
- SOUTH FACING REAR GARDEN



## ACCOMMODATION

### MEASUREMENTS

All measurements are approximate.

### GROUND FLOOR

#### ENTRANCE PORCH

Approached via a double glazed entrance door into the porch with tiled flooring. Electric panel heater. An additional door leads into the lounge.

#### LOUNGE

13'3" into bay (8'1") x 9'9" max (4.05m into bay (2.48m) x 2.98m max)

Modern wall mounted electric fire. Double glazed bay window to the front, radiator. Wall light points. Laminate flooring. Open plan through to the dining room.



#### LOUNGE

Additional photo



#### DINING ROOM

13'2" x 11'0" (4.03m x 3.36m)

Double glazed French doors to the rear give access to the garden. Continuation of the laminate floor. Radiator. Wall light points. Door to the staircase to the first floor.



## DINING ROOM

Additional photo



## DINING ROOM

Additional photo



## KITCHEN

15'9" x 8'5" (4.81m x 2.57m)

Fitted with a range of wall and base units in a light wood effect finish. Contrasting worksurface incorporating the one and half bowl stainless steel sink unit with mixer tap. Built in electric oven and gas hob with extractor unit over. Double glazed window to the side, double glazed door to the side giving access to the rear garden. Tiled flooring. Understair cupboard. Two radiators.



## KITCHEN

Additional photo



## UTILITY

Plumbing for a washing machine. Gas central heating boiler concealed within a cupboard. Tiled flooring. Radiator. Double glazed window to the rear.



## DOWNSTAIRS W/C

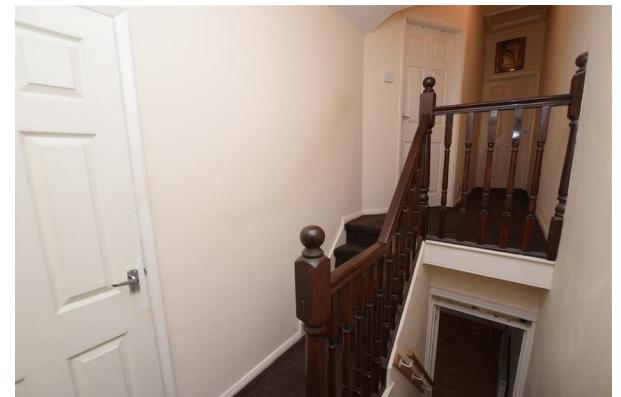
Having a low flush w/c and wash hand basin. Tiled flooring. Double glazed window to the side.



## FIRST FLOOR

### LANDING

Spelled balustrade in a wood finish. Access to the loft space.



### LANDING

Additional photo



**BEDROOM 1**

13'1" x 11'2" (4.01m x 3.42m)

Double glazed window to the front, radiator.

**BEDROOM 1**

Additional photo

**BEDROOM 2**

11'1" x 10'1" (3.40m x 3.09m)

Double glazed window to the rear, radiator.

**BEDROOM 2**

Additional photo



### **BEDROOM 3**

8'5" x 6'11" (2.59m x 2.13m)

Double glazed window to the rear, radiator.



### **BEDROOM 3**

Additional photo



### **BATHROOM**

12'10" (3'10") x 5'4" (2'11") (3.92m (1.19m) x 1.65m (0.91m))

Fitted with a paneled bath having an electric shower over, a separate shower cubicle having a glass door with mains supply rainfall style shower and additional hand held attachment. Wash hand basin inset into a dedicated vanity unit and a low flush w/c. Double glazed window to the side, towel radiator.



### **BATHROOM**

Additional photo



## OUTSIDE



### GARDENS

The front garden stands behind a brick wall with timber gate. The rear garden enjoys a SOUTHERLY aspect has a paved patio area with a neat lawn, a paved pathway with planted bed to the side leads to the summer house. Boundaries are walled and fenced. Rear access gate. Security light and outside tap.



### GARDENS



### 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 - C

### VIEWING ARRANGEMENTS

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

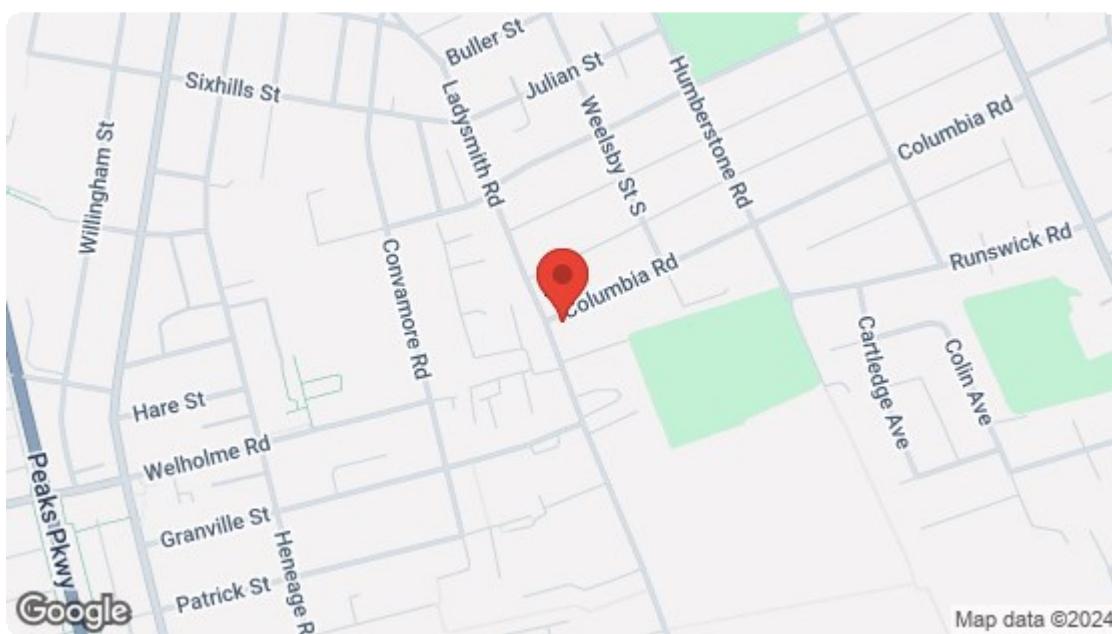
### OPENING TIMES

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



Whilst every care has been taken to ensure the accuracy of the floor plans, measurements of doors, windows, etc. and any other items of equipment and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.