



## 87 Cyrano Way Grimsby, North East Lincolnshire DN37 9SQ

We are delighted to offer for sale this recently refurbished THREE BEDROOM DETACHED FAMILY HOME situated in the highly sought after location of Aylesby Park in a small cul-de-sac, within the catchment area of highly regarded schools, an abundance of local amenities and easy access to the A180 motorway. The property benefits from gas central heating and uPVC double glazing with the accommodation comprising of; Entrance Porch, reception hallway, kitchen diner, lounge, dining room, cloakroom and to the first floor three good size bedroom and family bathroom. Sitting with an open plan front garden with off road parking and garage and to the rear an enclosed southerly facing garden. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

**Offers Over £215,000**

- DETACHED FAMILY HOME
- RECENTLY REFURBISHED
- KITCHEN DINER
- LOUNGE, DINING ROOM
- THREE BEDROOMS
- FAMILY BATHROOM
- uPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- OFF ROAD PARKING, GARAGE
- 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 PORCH

Accessed via a uPVC double glazed door into the entrance porch with two uPVC double glazed windows to the side aspect with carpet mat flooring. Further glazed uPVC door leading to the hallway.



#### HALLWAY

Having coving to the ceiling, wooden flooring, radiator and newly fitted carpeted stairs leading to the first floor.



#### HALLWAY



#### CLOAKROOM

6'5" x 3'0" (1.96 x 0.92)

Benefitting from a white two piece suite comprising of; Low flush wc and vanity hand wash basin with handy storage. Finished with part tiled walls, wood effect Herringbone style vinyl flooring, radiator and a uPVC double glazed window to the side aspect.



### **KITCHEN DINER**

*12'5" x 8'11" (3.79 x 2.72)*

The newly fitted modern kitchen boasts a range of grey shaker style wall and base units with contrasting work surfaces and matching up stands incorporating a composite sink and drainer, gas hob with electric fan assisted oven beneath and extractor hood above, ample under counter space for an automatic washing machine and further space for a freestanding fridge freezer. Finished with coving to the ceiling, wood effect Herringbone style vinyl flooring, radiator and a uPVC double glazed window and door overlooking the rear garden.



### **KITCHEN DINER**



### **KITCHEN DINER**



### **DINING ROOM**

*12'0" x 11'8" (3.68 x 3.57)*

The dining room can be accessed via the kitchen and has an open arch to the lounge, finished with coving to the ceiling, newly fitted carpeted flooring, radiator and uPVC double glazed patio doors overlooking the garden.



## DINING ROOM



## LOUNGE

13'9" x 12'0" (4.21 x 3.68)

The lounge has a uPVC double glazed window to the front aspect, coving and ornate rose to the ceiling, radiator, newly fitted carpeted flooring, ornate white fire surround, marble hearth and back and open arch to the dining room.



## LOUNGE



## FIRST FLOOR

### FIRST FLOOR LANDING

Approached via the carpeted returned staircase with newly fitted carpet and a uPVC double glazed window to the side aspect, white open spindle balustrade, coved ceiling, carpeted flooring, airing cupboard and loft access to the ceiling.



**BEDROOM ONE**

15'0" x 12'3" (4.59 x 3.75)

The larger than average master bedroom has a uPVC double glazed window to the front aspect, newly fitted carpeted flooring and radiator.



**BEDROOM ONE**



**BEDROOM TWO**

13'2" x 12'1" (4.02 x 3.70)

The second double bedroom is again a great size with a uPVC double glazed window to the front aspect, newly fitted carpeted flooring and radiator.



**BEDROOM TWO**



### **BEDROOM THREE**

12'2" x 9'9" (3.71 x 2.99)

The third double bedroom has a uPVC double glazed window to the rear, coving to the ceiling, newly fitted carpeted flooring and radiator.



### **FAMILY BATHROOM**

10'8" x 9'1" (3.27 x 2.78)

The family bathroom benefits from a white four piece suite comprising of; Walk in shower with glazed screens and Aqua style panelling to the splashbacks, bath with hand shower attachment, vanity hand wash basin with handy storage and a low flush wc. Finished with part modern tiling to the walls, coving to the ceiling, heated towel rail, wood effect Herringbone style vinyl flooring and a uPVC double glazed window to the rear aspect.



### **FAMILY BATHROOM**



### **OUTSIDE**

#### **THE GARDENS**

The property enjoys a cul de sac position with an open plan front garden which is mainly laid to lawn with mature planting to the borders. Drive way providing off road parking and leading on to the garage. The south westerly facing rear garden is mainly laid to lawn with mature planting to the borders and a paved patio ideal for lazy sunny afternoon. Enclosed by fencing with a wooden access gate to one side.



## THE GARDENS



### **GARAGE**

Brick garage with up and over door to the front aspect. Fitted with electric and lighting. Wall mounted boiler (With remaining warranty) and new consumer unit.

### **COUNCIL TAX BAND & EPC RATING**

Council Tax Band - C

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

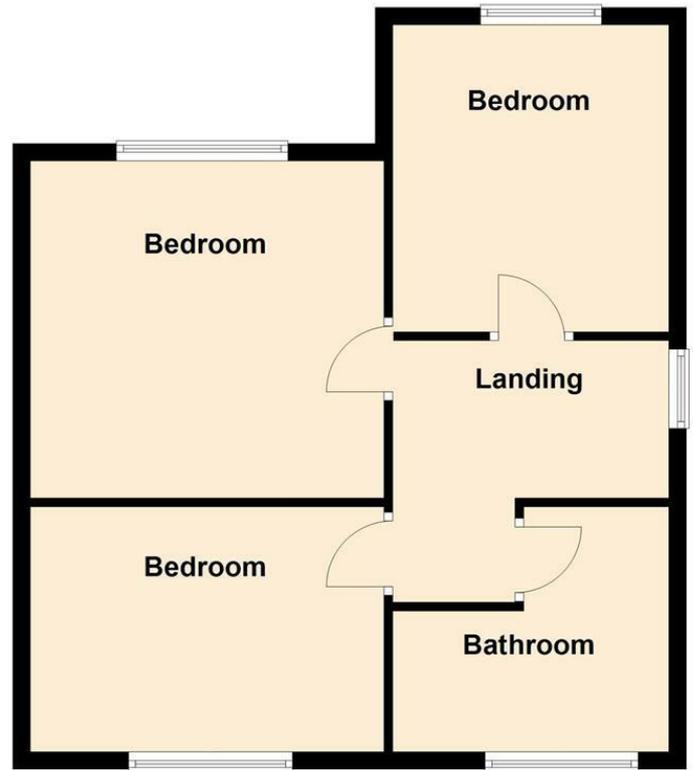
### Ground Floor

Approx. 45.6 sq. metres (491.2 sq. feet)



### First Floor

Approx. 55.3 sq. metres (595.0 sq. feet)



Total area: approx. 100.9 sq. metres (1086.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	73
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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 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.