



5 Sidney Road Grimsby, North East Lincolnshire DN34 4AU

Located close to Yarborough Road with all of its excellent facilities including shopping, schooling and regular bus services into the town centre is this TWO BEDROOM MID TERRACE HOUSE. The accommodation includes: Entrance lobby, good sized lounge, full width kitchen diner and a rear lobby to the ground floor plus two bedrooms and a modern bathroom to the first floor. Gas central heating system. Double glazing. Front and rear gardens. NO CHAIN.

Offers Over £72,000

- CLOSE TO ALL LOCAL AMENITIES
- LOUNGE
- DINING KITCHEN
- TWO BEDROOMS
- MODERN BATHROOM/WC
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- FRONT AND REAR GARDENS
- FREEHOLD
- NO 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

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GROUND FLOOR

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ENTRANCE LOBBY

Approached via a uPVC entrance door. Vinyl flooring and having a staircase which leads up to the first floor.

LOUNGE

12'11" x 10'5" min (3.95 x 3.18 min)

Having a double glazed window to the front elevation, radiator and a modern white painted fire surround. Vinyl flooring.



KITCHEN DINER

13'3" x 9'11" (4.05 x 3.04)

Fitted with a range of white base and wall cupboards having contrasting black worksurfaces inset with a stainless steel sink and having space for an automatic washing machine. The slot in cooker is included in the sale which has an extractor chimney above. Tiled splash backs. Double glazed window. Door leads into the:-



REAR LOBBY

Double glazed window and uPVC door which leads out onto the rear garden.

FIRST FLOOR

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LANDING

Access to roof space.

BEDROOM ONE (FRONT)

12'11" x 10'5" (3.96 x 3.18)

Double glazed window, radiator and a bank of floor to ceiling wardrobes.



BEDROOM TWO (REAR)

9'11" x 7'5" (3.04 x 2.27)

Double glazed window and radiator. Modern wall mounted gas fired boiler.



BATHROOM/WC

5'3" x 7'0" (1.62 x 2.15)

Fitted with a suite in white comprising a panelled bath having a shower attachment to the taps, a pedestal wash hand basin and a low flush wc. Tiled wall over the bath area. Double glazed window. Radiator.



OUTSIDE

THE GARDENS

The property stands in low maintenance front and rear gardens.



COUNCIL TAX BAND & EPC RATING

Council Tax Band - A

EPC - C

TENURE - FREEHOLD

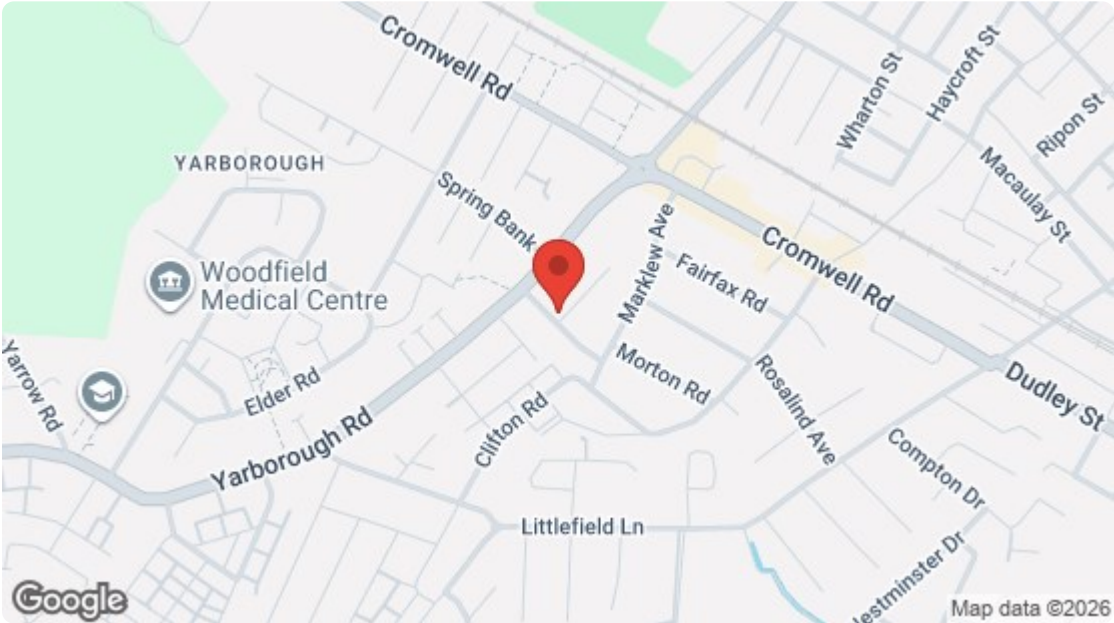
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D		71
(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.