



## 150 Columbia Road Grimsby, North East Lincolnshire DN32 8ED

We are delighted to offer for sale this MODERN THREE BEDROOM END TERRACE PROPERTY, nestled on the borders of Grimsby and Cleethorpes with great bus routes, motorway link and local amenities on the doorstep. The property benefits from gas central heating (Newly fitted boiler with warranty) and uPVC double glazing with the accommodation comprising of; Entrance porch, lounge, dining room, kitchen diner and to the first floor three good sized bedrooms and family bathroom. Having a walled low maintenance front garden and a private fenced low maintenance southerly facing rear garden with brick garage ideal for storage, gym or even a bar area. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

**Chain Free £125,000**

- IDEAL FOR FIRST TIME BUYER
- END TERRACE PROPERTY
- TWO RECEPTION ROOMS
- MODERN KITCHEN DINER
- THREE GOOD SIZED BEDROOMS
- FAMILY BATHROOM
- SOUTHERLY FACING REAR GARDEN
- BRICK GARAGE/BAR/GYM
- NEWLY FITTED BOILER WITH WARRANTY
- uPVC DOUBLE GLAZING



## 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

Accessed via a uPVC door into the porch.

### PORCH

Having dual aspect uPVC double glazed window and wood effect Khandeen flooring with door leading to the lounge.

### LOUNGE

14'1" x 10'0" (4.3 x 3.07)

The lounge has a uPVC double glazed bay window with blinds fitted to the front aspect, coving to the ceiling, down lights, tall column radiator and wood effect Khandeen flooring.



### LOUNGE



### INNER HALLWAY

Having continued flooring from the lounge with carpeted stairs leading to the first floor.

### DINING ROOM

13'10" x 11'1" (4.24 x 3.39)

The dining room has a uPVC double glazed bay window with window seat providing ample storage to the side aspect and a further uPVC double glazed window to the rear aspect, continued wood effect Khandeen flooring, radiator and wall mounted electric fire.



## DINING ROOM



## DINING ROOM



## KITCHEN DINER

18'7" x 8'3" (5.67 x 2.52)

The kitchen diner benefits from a large range of grey fronted shaker style wall and base units with contrasting work surfaces and matching splashbacks incorporating a composite sink and drainer, rangemaster oven with black chimney style extractor hood above, integrated dishwasher, ample space for a freestanding fridge freezer, automatic washing machine and tumble dryer, the work surface extends to provide a handy breakfast bar area. Finished with coving and down lights to the ceiling, kickboard lighting, stone effect tiled flooring, radiator, dual aspect uPVC double glazed windows and a glazed door leading to the rear garden.



## KITCHEN DINER



## KITCHEN DINER



## KITCHEN DINER



## FIRST FLOOR

### FIRST FLOOR LANDING

The split level landing has continued carpeted flooring, radiator and loft access to the ceiling. The loft is accessed via a pull down ladder and is fully boarded with lighting.

### BEDROOM ONE

14'0" x 10'0" (4.27 x 3.07)

The master bedroom is to the front aspect with a uPVC double glazed window, carpeted flooring, radiator and built in storage wardrobe.



### BEDROOM ONE



## BEDROOM TWO

10'7" x 10'10" (3.23 x 3.31)

The second double bedroom to the the middle of the property and has a uPVC double glazed window to the side aspect, coving to the ceiling, carpeted flooring, radiator and original built in wardrobe.



## BEDROOM THREE

10'7" x 5'4" (3.24 x 1.63)

The third bedroom is again to the middle of the property with a uPVC double glazed window to the side aspect, wood effect laminate flooring and radiator.



## BATHROOM

8'2" x 7'8" (2.51 x 2.35)

The family bathroom benefits from a white three piece suite comprising of; P-shaped bath with dual head shower over, one being rainfall and glazed screen and a wood effect fronted combination unit providing ample storage and housing the hand wash basin and low flush wc with hidden cistern. Finished with wood effect vinyl flooring, heated towel rail and a uPVC double glazed window to the rear aspect.



## OUTSIDE

### THE GARDENS

The property stands with a walled low maintenance garden to the front aspect with wrought iron entrance gates. double wooden gates lead to the private southerly facing rear garden. The rear garden has fenced boundaries and is laid with stones and artificial grass for ease. Brick built garage with electric roller door to the front, electric and lighting with a variance of uses such as a bar or gym.



## THE GARDENS



## REAR VIEW



## COUNCIL TAX BAND & EPC RATING

Council Tax Band - A

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	78
(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 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.