



**2 Alfred Terrace, Grimsby, North East Lincolnshire, DN32 0QN**  
**£250,000**

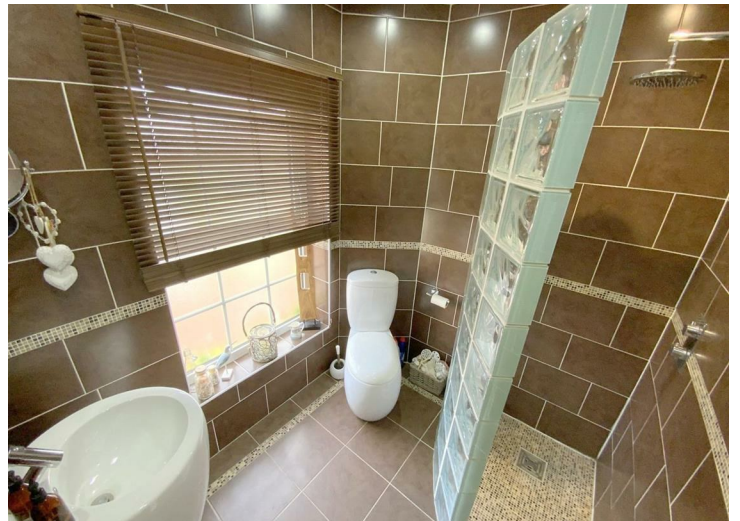
## Key Features:

- Stunning Three Storey Mid Terrace Property
- Mews Location Close To The Town Centre
- Ideal For Family's/Couples/Professionals
- Beautifully Presented Versatile Accommodation
- Three Double Bedrooms
- Two Reception Rooms
- Modern Kitchen Diner
- Family Bathroom & En-Suite Shower Room
- Off Road Parking
- Viewing Highly Recommended To Fully Appreciate

A rare opportunity to purchase this stylishly presented Three Storey Mid Terrace property, built in 1992, in this historic part of Grimsby, close to the town centre, private schools and colleges.

Deceptively spacious throughout, offering three floors of versatile accommodation, an integral garage, and off road parking at the rear.

To the ground floor comprising; front entrance hall, a modern kitchen diner, plus a separate formal dining room. To the first floor is the lounge, a cloaks/wc, and master bedroom with an en-suite shower room and walk-in wardrobe. To the second floor are two further double bedrooms and a family bathroom, bedroom two has a connecting room which is ideal as a dressing room, and bedroom three includes a walk-in wardrobe.



### ENTRANCE HALL

Front entrance to the property, with garage access, and staircase to the upper floors.

### KITCHEN DINER

11'11" x 10'7" (3.65 x 3.25)

A well-appointed kitchen, fitted with a range of modern grey gloss units with contrasting work surfaces and peninsula incorporating a breakfast bar. Appliances include a built-in oven and induction hob with extractor over, integrated fridge and dishwasher. Composite sink/drain. Rear aspect window. Access to the rear courtyard/off road parking.

### DINING ROOM

13'4" x 11'3" (4.08 x 3.43)

Formal dining space with a front aspect window, and chimney breast incorporating a modern bi-ethanol fire.

### FIRST FLOOR

#### CLOAKS/WC

6'10" x 2'8" (2.10 x 0.82)

Located off the landing, fitted with a wc and wash basin.

#### LOUNGE

20'9" x 12'4" (6.34 x 3.77)

A well proportioned lounge with two front aspect windows, and fireplace incorporating a gas fire, marble back and hearth.

#### MASTER BEDROOM

13'5" x 10'5" (4.09 x 3.20)

With walk-in wardrobe, and rear aspect window.

#### EN - SUITE SHOWER ROOM

6'9" x 6'0" (2.08 x 1.84)

Fully tiled, with wash basin, wc, and rainfall shower enclosure with glass brick screen. Heated towel rail.

### SECOND FLOOR

#### BEDROOM 2

13'4" x 11'2" (4.08 x 3.42)

A second double bedroom, with front aspect window, and access to:-

#### EN - SUITE DRESSING ROOM

7'3" x 6'10" (2.23 x 2.10)

A versatile room ideal as a dressing room/walk-in wardrobe.

#### BEDROOM 3

11'3" x 7'9" (3.43 x 2.37)

A further double bedroom, with rear aspect window, and walk-in wardrobe.

#### BATHROOM

9'2" x 8'1" (2.81 x 2.48)

Fully tiled, featuring a freestanding roll top bath, wash stand with countertop basin, and wc. Storage/airing cupboard housing the gas central heating boiler. Heated towel rail, and rear aspect window.

### OUTSIDE

The front of property has gated pedestrian access which is shared by the neighbouring properties. To the rear, the property backs onto a courtyard providing off road parking.

### GARAGE

An integral garage accessed via the courtyard, and with rear door to the entrance hall.

### TENURE

Freehold

Re-built in 1992, this row of houses was originally part of the House of Industry, which was built in 1802 to provide accommodation for one hundred paupers. The accommodation and living areas formed sides of a courtyard, with the outhouses on the east side.

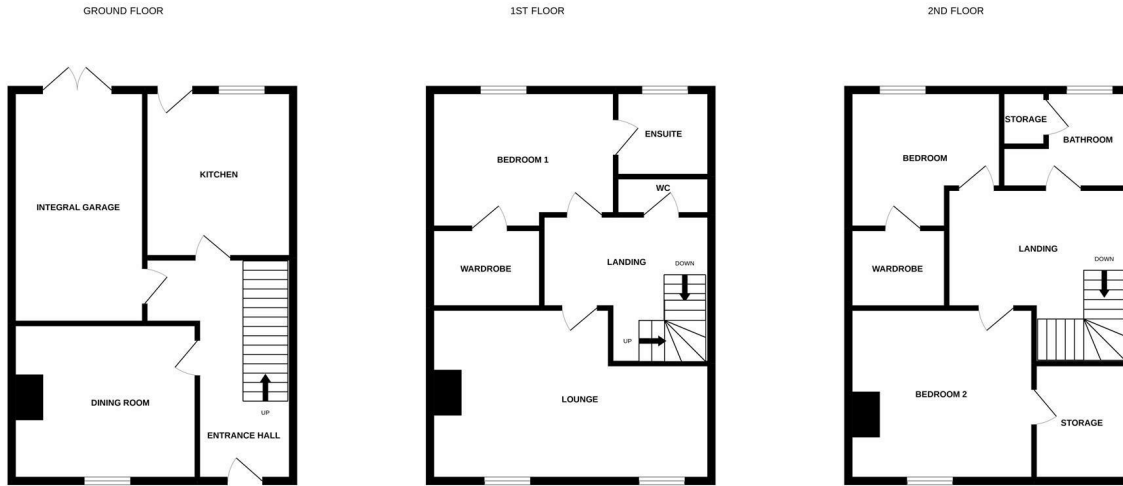
As the name suggest the inhabitants of the House of Industry were expected to work for their bed and board. Among the tasks that the able-bodied poor were given was oakum picking, which involved laboriously picking apart old ropes to separate the loose fibres. The end product was used in shipbuilding. The House of Industry also had a treadmill, which was worked by four or five male inmates at a time. The mill was installed by William Sherlock, the son of the governor of the house, for the purpose of 'curing the sham, sick, idle and disorderly inmates'. The treadmills drive shaft was used to grind corn and also to power a saw.

When the Union Workhouse at Caistor opened in 1837, Grimsby began to send its poor to this new institution and the House of Industry on Brighowgate was closed. In 1847 the building was sold at auction and one range of the courtyard was converted onto a row of three storey dwellings, which was subsequently named Alfred Terrace. This picturesque reminder of Grimsby's past was demolished in 1989, despite being Grade II listed, and later re-built in 1992.

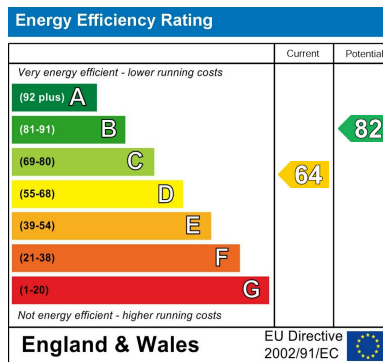
### COUNCIL TAX BAND

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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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## Viewing

By appointment only.

## Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

## DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

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