



58h Stortford Street, Grimsby, North East Lincolnshire, DN31 2QZ
£70,000

Key Features:

- Two Bedroom Semi Detached Property
- Ideal Rental Investment
- Well Presented Accommodation
- Low Maintenance Garden
- Car Park To Rear
- No Forward Chain

A well presented two bedroom semi detached home situated in this established residential area with easy access onto the A180, and a short distance from the town centre.

The accommodation comprises:- entrance hallway, living room, modern fitted kitchen, two bedrooms and a bathroom. An ideal buy to let investment property in excellent condition benefiting a newly installed modern consumer unit. Enclosed low maintenance garden. Parking forecourt located at the rear of the property - providing one allocated space. Offered for sale with No Forward Chain.



HALLWAY

Front entrance to the property with staircase to the first floor.

LIVING ROOM

12'4" x 11'1" (3.76 x 3.39)

With a front aspect window, and understairs storage cupboard. Open access to:-

KITCHEN

14'5" x 9'8" (4.40 x 2.96)

A full width kitchen fitted with modern white gloss units, work surfaces incorporating a stainless steel sink, built-in electric oven and a brand new ceramic hob.

Plumbing for a washing machine and space for further appliances. Space for a small dining table. Wood effect vinyl flooring. Rear aspect window, and French doors opening onto the garden.

FIRST FLOOR LANDING

With a built-in storage/airing cupboard and access to the loft.

BEDROOM 1

14'5" x 10'2" (4.39m x 3.10m)

Measured at widest point.

To front aspect.

BEDROOM 2

11'10" x 7'6" (3.62 x 2.31)

To rear aspect.

BATHROOM

6'6" x 5'5" (2.00 x 1.66)

Fitted with a pedestal basin, wc and panelled bath with electric shower over. Opaque rear aspect window.

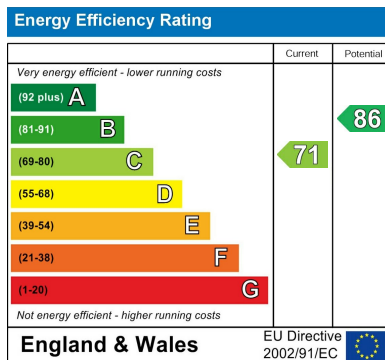
TENURE

Freehold

COUNCIL TAX BAND

A





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

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore

