



29 Morton Road, Grimsby, North East Lincolnshire, DN34 4AS
£103,000

Key Features:

- Three Bedroom Mid Terrace Property
- Popular & Convenient Grimsby Location
- Requiring Some General Modernisation
- Open Plan To The Ground Floor
- Good Sized Rear Garden
- No Forward Chain
- VIDEO VIEWING AVAILABLE

A traditional three bedroom mid terrace property located in this established residential area of Grimsby. Ideally placed for local amenities on Cromwell Road and a short distance to the town centre. Requiring some general modernisation and improvements the accommodation includes; entrance hall, living room, kitchen, downstairs wc, and to the first floor are three bedrooms and a bathroom. Good sized garden to the rear with gated access. An ideal first time purchase/rental investment, offered for sale with no forward chain.



ENTRANCE HALL

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

KITCHEN

16'0" x 11'5" (4.90 x 3.48)

KITCHEN

Comprising of fitted units, and wall mounted gas central heating boiler (new 2020). Rear aspect window.

Open access to:-

LIVING ROOM

12'10" x 10'2" (3.92 x 3.12)

With a front aspect half bay window.

REAR PORCH/WC

6'7" x 4'11" (2.02 x 1.51)

Rear entrance to the property, leading to the wc.

FIRST FLOOR LANDING

With access to the loft.

BEDROOM 1

11'5" x 10'7" (3.49 x 3.25)

To rear aspect, with built-in wardrobes.

BEDROOM 2

10'11" x 9'11" (3.34 x 3.03)

To front aspect, with built-in storage cupboards.

BEDROOM 3

7'4" x 5'8" (2.25 x 1.74)

To front aspect.

BATHROOM

5'10" x 4'9" (1.78 x 1.46)

Fitted with a modern suite comprising a vanity sink unit, concealed cistern wc, and panelled bath with overhead shower. Wall boarding. Obscure glazed window.

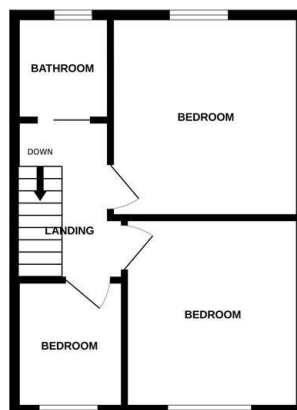
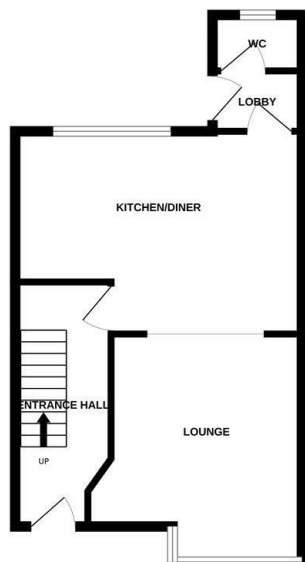
TENURE

FREEHOLD

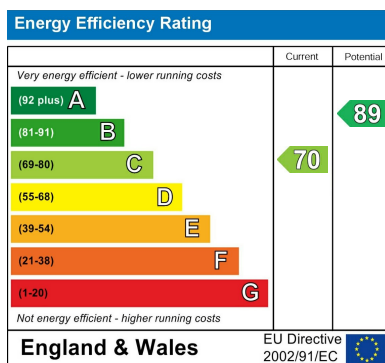
COUNCIL TAX

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While 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

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