



**29 Morton Road, Grimsby, North East Lincolnshire, DN34 4AS**  
**£97,000**



### 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)

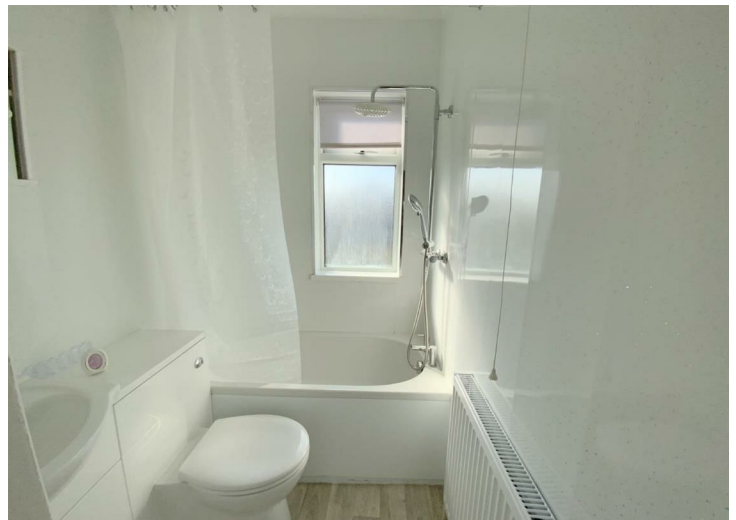
Fitted with a modern suite comprising a vanity sink unit, concealed cistern wc, and panelled bath with overhead shower. Wall boarding. Obscure glazed window.

### **TENURE**

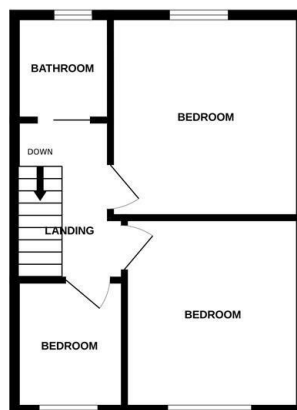
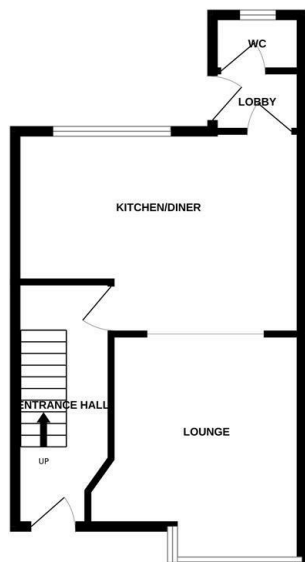
FREEHOLD

### **COUNCIL TAX**

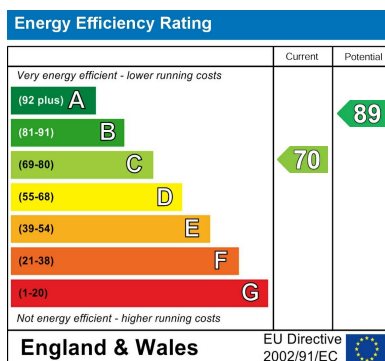
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While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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

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