



**8 Howard Grove, Grimsby, North East Lincolnshire, DN32 8JE**  
**£160,000**

## Key Features:

- Three Bedroom Semi Detached Property
- Popular Residential Location
- Well Maintained Accommodation
- Good Sized Corner Plot Garden
- Driveway Parking & Detached Garage
- Great Potential
- No Forward Chain

A well maintained three bedroom semi-detached home occupying a quiet cul de sac position in the popular residential area of Old Clee. Situated to the edge of Grimsby, ideally located within easy access of Cleethorpes seafront and town centre, and a short walk to local primary and secondary schools. Offering great scope for modernisation, the accommodation includes a dual aspect lounge/dining room, kitchen, three bedrooms, shower room and separate wc. Set on a good sized plot with ample driveway parking, detached garage and a spacious lawned rear garden. Offered for sale with No Forward Chain.



### ENTRANCE HALL

Front access to the property, with a side aspect window, and staircase to the first floor.

### LOUNGE/DINING ROOM

24'5" x 12'5" (7.46 x 3.80)

Measured at maximum width.

A dual aspect living room, having a bay window to the front and further window overlooking the rear garden. With traditional style fireplace incorporating a coal effect gas fire, marble back and hearth.

### KITCHEN

9'3" x 9'3" (2.82 x 2.83)

Fitted with a range of cream shaker style units, work tops incorporating a stainless steel sink, plumbing for a washing machine and space for further appliances. Pantry/storage cupboard. Rear aspect window, and side entrance door.

### FIRST FLOOR LANDING

With a side aspect window, and access to the loft via a drop down ladder.

### BEDROOM 1

12'8" x 9'11" (3.88 x 3.03)

To front aspect, with fitted wardrobes.

### BEDROOM 2

11'1" x 9'3" (3.39 x 2.84)

To rear aspect, with fitted wardrobe/storage cupboard housing the gas central heating boiler.

### BEDROOM 3

9'3" x 8'8" (2.84 x 2.65)

To front aspect, with wall mounted storage cupboards.

### SHOWER ROOM

5'4" x 4'6" (1.65 x 1.39)

Fitted with a pedestal basin and shower enclosure.

### SEPERATE WC

5'7" x 2'5" (1.71 x 0.75)

Fitted with a low level wc.

### OUTSIDE

Located at the head of a cul de sac, the property is approached by a driveway with carport and access to the detached garage. The gardens are mainly laid to lawn, with paved patio and shed.

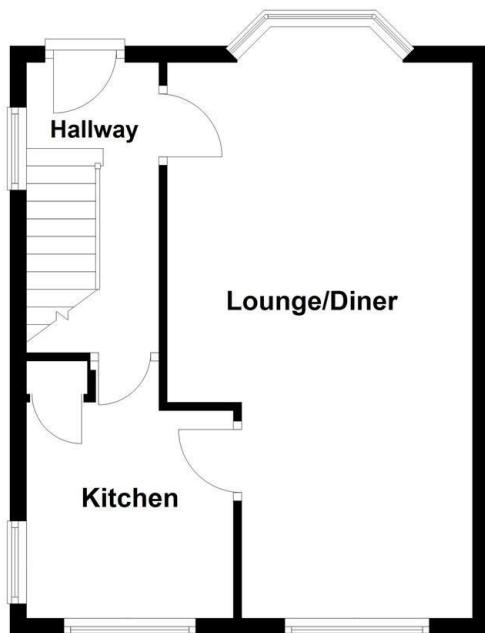
### TENURE

FREEHOLD

### COUNCIL TAX

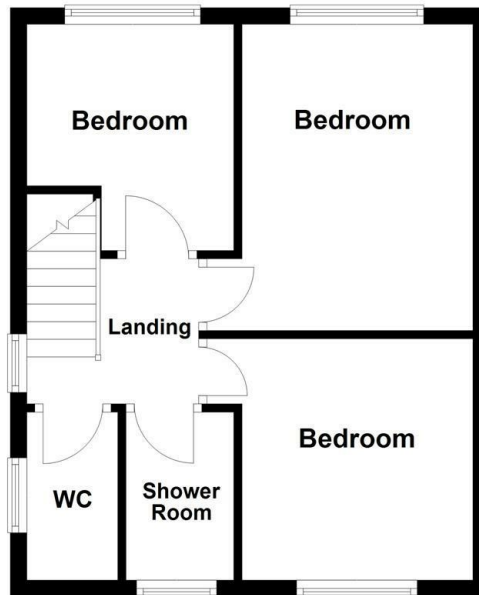
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### Ground Floor

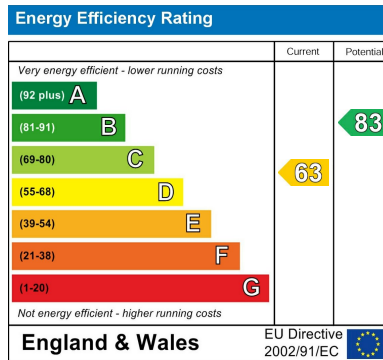
Approx. 0.0 sq. metres (0.0 sq. feet)



### First Floor

Approx. 0.0 sq. metres (0.0 sq. feet)

Total area: approx. 0.0 sq. metres (0.0 sq. feet)



### 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

