



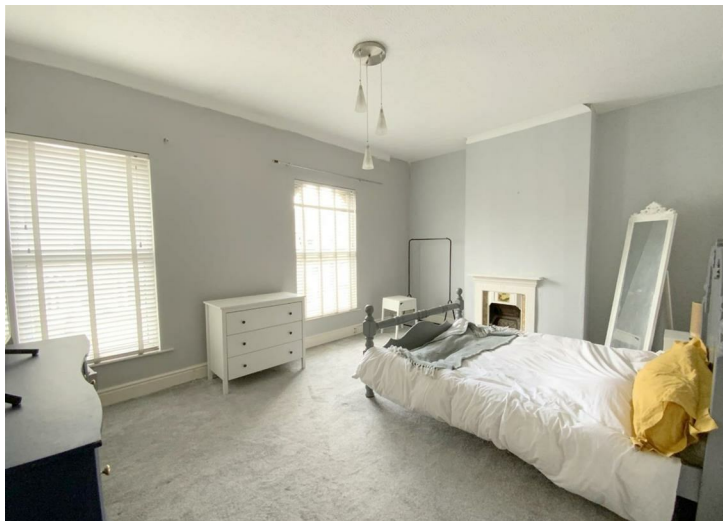
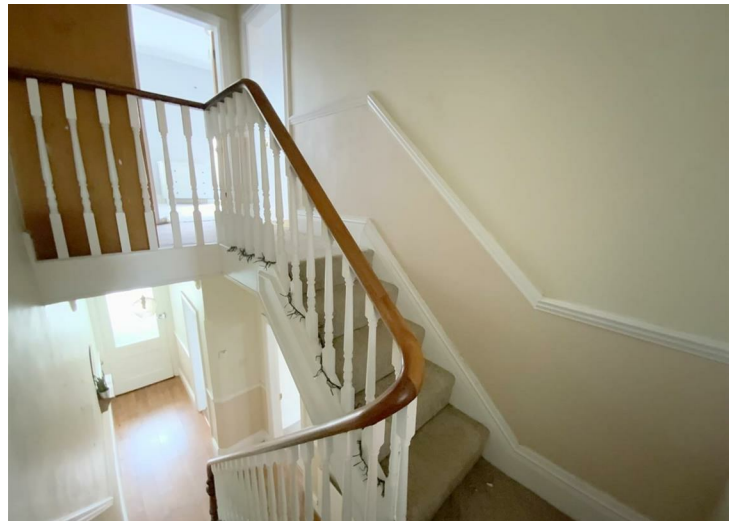
**72 Welholme Road, Grimsby, North East Lincolnshire, DN32 0NF**  
**£130,000**

### Key Features:

- Traditional Three Bedroom Mid Terrace Home
- Deceptively Spacious
- Two Reception Rooms
- Living/Dining Kitchen
- Three Double Bedrooms
- Original Features
- No Forward Chain

A substantial three bedroom mid terrace property offered for sale in this established residential area of Grimsby. Located within close proximity of the town centre, People's Park and within catchment of popular schools.

The accommodation offers a traditional layout comprising of two reception rooms, a spacious 34ft long living/dining kitchen, and to the first floor are three good sized bedrooms and a family bath/shower room. Low maintenance paved garden to the rear.



### ENTRANCE HALL

Accessed via a front entrance porch. Featuring the original staircase with spindle balustrade.

### LOUNGE

14'6" x 12'0" (4.43 x 3.66)

With a bay window to front aspect, and feature fireplace.

### 2ND RECEPTION ROOM

12'10" x 10'0" (3.93 x 3.07)

With a rear aspect window.

### LIVING/DINING KITCHEN

33'9" x 9'9" (10.31 x 2.98)

With feature brick fireplace and side aspect bay window. Kitchen area comprising a range of navy blue shaker style units, worktops inset with a resin sink, and space for all appliances. Patio doors opening onto the rear garden.

### FIRST FLOOR LANDING

A split level landing with access to the loft.

### BEDROOM 1

15'3" x 12'4" (4.65 x 3.78)

To front aspect, with feature fireplace.

### BEDROOM 2

12'11" x 10'0" (3.94 x 3.07)

To rear aspect, with feature fireplace.

### BEDROOM 3

9'10" x 9'0" (3.00 x 2.76)

To rear aspect, with storage recess housing the gas central heating boiler.

### BATHROOM

8'9" x 6'2" (2.68 x 1.90)

Fitted with a panelled bath, walk-in shower, vanity sink unit and wc.

### OUTSIDE

To the rear of the property is an enclosed garden which is mainly block paved.

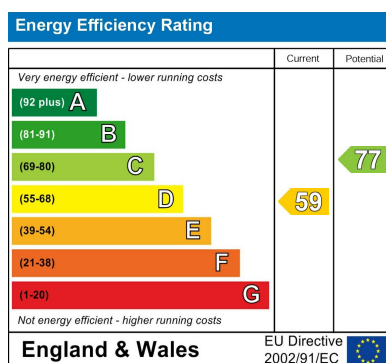
### TENURE

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