



**45 Railway Street, Grimsby, North East Lincolnshire, DN32 7BN**  
**£90,000**

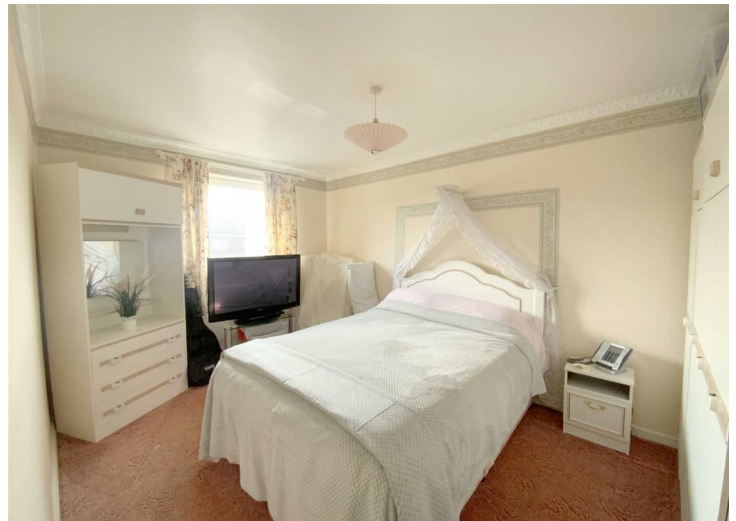


### Key Features:

- Three Bedroom Mid Terrace Property
- Well Maintained Accommodation
- Spacious Rear Aspect Lounge
- Dining Kitchen
- Downstairs WC & First Floor Shower Room
- Low Maintenance Gardens
- Off Road Parking To Rear
- No Forward Chain

A well maintained three bedroom mid terrace home offering spacious and practical accommodation, in this convenient area within close proximity of the town centre.

The ground floor features a generous rear aspect living room, a spacious dining kitchen and a downstairs Cloak/WC. Upstairs there are three bedrooms and a shower room. Outside, the home benefits from low maintenance gardens to both the front and rear. Offered for sale with no forward chain.





### ENTRANCE HALL

Front entrance to the property accessed via a uPVC door.

### CLOAK/WC

5'4" x 2'9" (1.64 x 0.86)

Fitted with a wc and hand basin.

### KITCHEN

12'4" x 12'2" (3.76 x 3.72)

Comprising a range of wall and base units, worktops incorporating a stainless-steel sink, plumbing for a washing machine, and space for further appliances. Useful understairs storage cupboard/pantry. Wall mounted gas central heating boiler (New 2021). Front aspect window.

### LIVING ROOM

15'7" x 13'6" (4.77 x 4.13)

To rear aspect, with brick fireplace incorporating an electric fire. Access to the rear garden - via entrance porch.

### BEDROOM 1

13'6" x 9'3" (4.13 x 2.83)

To rear aspect.

### BEDROOM 2

12'2" x 10'0" (3.73 x 3.06)

To front aspect, with a built-in storage cupboard.

### BEDROOM 3

11'1" x 6'0" (3.39 x 1.83)

To rear aspect.

### SHOWER ROOM

6'10" x 5'4" (2.10 x 1.65)

Fitted with a corner shower enclosure, pedestal basin and wc. Heated towel rail.

### COUNCIL TAX

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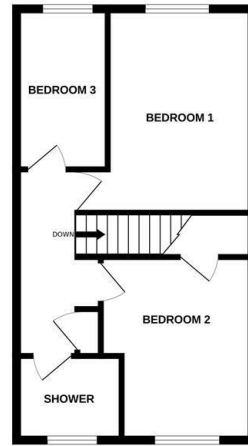
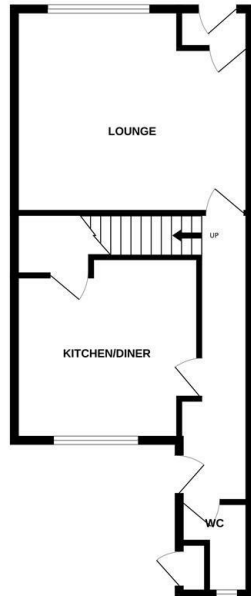
### TENURE

FREEHOLD



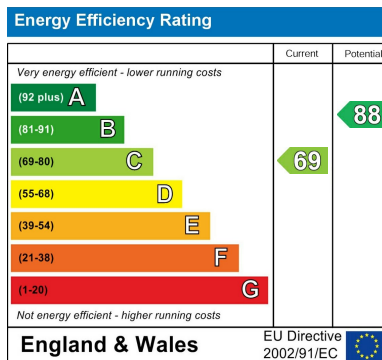
GROUND FLOOR  
496 sq.ft. (46.1 sq.m.) approx.

1ST FLOOR  
448 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA: 945 sq.ft. (87.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, depths and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not 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. Made with Floorplan Studio



## 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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