



## 2 FILEY ROAD GRIMSBY, DN32 9SZ

**£170,000**  
**FREEHOLD**

A spacious three-bedroom semi-detached property located in a popular residential area near Weelsby Woods. This home offers a practical layout with well-proportioned rooms, making it an ideal choice for families or anyone looking for a home with good living space and convenient access to local amenities.

The ground floor features a good-sized lounge, a separate dining room, and a modern fitted kitchen. Upstairs are three generous bedrooms and a contemporary family bathroom.

Outside, the property benefits from low-maintenance gardens to the rear and side, along with plenty of driveway parking and a detached garage.

Conveniently located for schools, shops, and transport links, this property offers solid potential for a range of buyers.



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## 2 FILEY ROAD



**ENTRANCE HALLWAY**

**LOUNGE**

**KITCHEN**

**DINING ROOM**

**FIRST FLOOR HALLWAY**

**BEDROOM ONE**

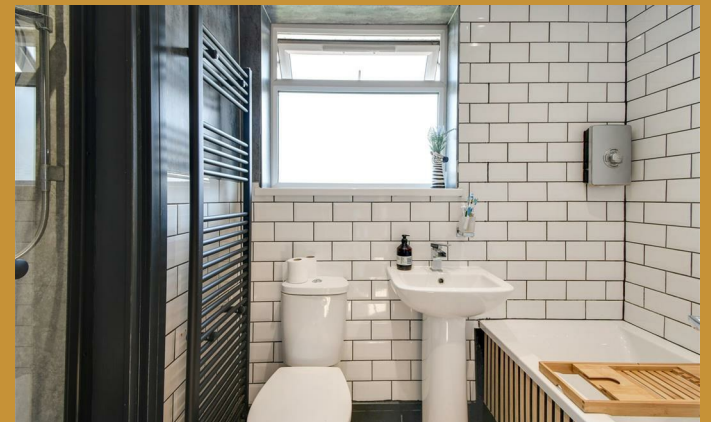
**BEDROOM TWO**

**BEDROOM THREE**

**EXTERNALLY & GARAGE**

**FAMILY BATHROOM**

## 2 FILEY ROAD









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### ADDITIONAL INFORMATION

**Local Authority –**

**Council Tax – Band**

**Viewings – By Appointment Only**

**Floor Area – sq ft**

**Tenure – Freehold**






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Whilst 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>71</b>	<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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