



**FARROW**  
ESTATE AGENTS

40 Cromwell Avenue, Grimsby, DN31 2DR  
Asking price £85,000

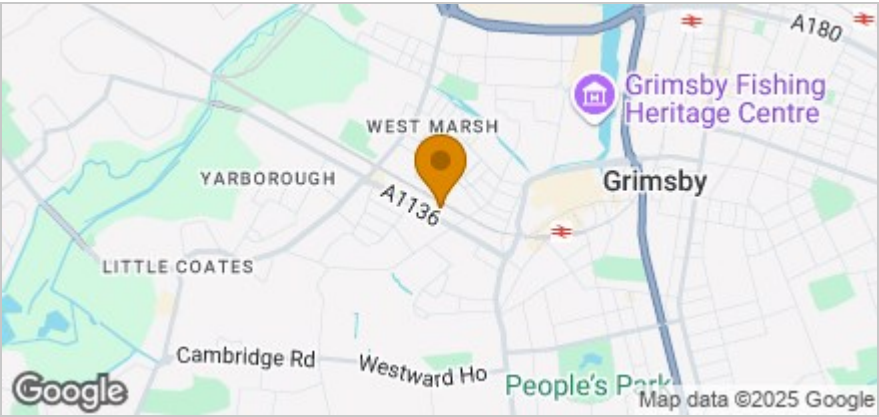




Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

26 Abbeygate, Grimsby, DN31 1JY  
Tel: 01472 355864 Email: [les@farrowestateagent.co.uk](mailto:les@farrowestateagent.co.uk) [farrowestateagent.co.uk](http://farrowestateagent.co.uk)

Accommodation

- Perfect Flip Opportunity
- Buyer Searching For A Project
- Would Appeal To First Time Buyers After Conversion
- Good Schools Catchment Area
- Walking Distance To Grimsby Town Centre
- Currently Finished To A Good Standard
- Popular Grimsby Location
- Subject To Reserve Price & Reservation Fee
- For Sale By Modern Auction

Viewing

Please contact our Farrow Estate Agents Office on 01472 355864 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

