



FAIRMONT ROAD

Grimsby

£85,000

le+ sand
...property sales

Letsand...Property Sales are delighted to offer for sale this traditional 3 bedroom bay fronted terraced home located down this popular tree lined street within the sought after Old Clee area of town. Requiring minor modernisation in places the property is considered to be an excellent first time buy and/or investment property. The partly double glazed and fully gas centrally heated accommodation briefly comprises; Entrance Hall, spacious Lounge Diner with feature fireplace and walk in bay window to front, modern fitted Kitchen with cream units and twin ovens. To the first floor are three generous bedrooms and Family Bathroom with white three piece suite. Outside is a small enclosed front yard and a rear garden.

glass panelled solid wood entrance door opens into;

Entrance Hall

With radiator.

Lounge Diner - 25'2 x 9'10

With uPVC double glazed walk in bay window to front, 2 radiators, further uPVC double glazed window to rear, understairs cupboard and feature fire surround with electric living flame fire.

Kitchen - 15'7 x 8'5

A superb dual aspect fitted kitchen with uPVC double glazed windows to side and rear and a large range of modern fitted units that boasts a 'as new' integrated dishwasher, 2 built in ovens and 4 ring halogen hob over. There is an extractor fan over the hob.





Stairs of hallway to first floor split level landing and doors off to;

Bedroom 1 - 13'1 x 11'2

With radiator and uPVC double glazed window to front.

Bedroom 2 - 11'4 x 7'8

With airing cupboard that houses combination boiler, uPVC double glazed window to rear and radiator.

Bedroom 3 - 8'10 x 8'6

With uPVC double glazed window to rear and radiator.



Bathroom - 6'4 x 5'6

With white three piece suite comprising WC, washbasin and panelled bath with shower attachment to taps. uPVC double glazed window to side and heated towel rail.

Outside

There is a small enclosed front yard and rear garden with garden shed.

Tenure

Freehold





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