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Farebrother Street

Grimsby
DN32 0JU

£75,000

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Property Introduction

NO FORWARD CHAIN – Spacious Mid-Terrace Home with Excellent Potential Located on Farebrother Street in Grimsby, this generously proportioned three-bedroom mid-terrace property offers an exciting opportunity for buyers looking to put their own stamp on a home. Requiring a scheme of updating, the property boasts plenty of internal space and would make an ideal project for investors, first-time buyers, or growing families. To the ground floor, the accommodation comprises three reception rooms, offering flexible living arrangements such as lounges, dining space, or a home office. The kitchen-diner provides a great footprint for modernisation, while a convenient ground floor WC adds extra practicality. Upstairs, the first floor hosts three good-sized bedrooms and a family bathroom. The layout lends itself well to refurbishment and reconfiguration if desired. Externally, the property benefits from a small front garden and a private rear yard. Situated close to local amenities, schools, and transport links, this home offers a fantastic opportunity to add value in a popular residential area. Offered with **NO FORWARD CHAIN**, early viewing is highly recommended to fully appreciate the potential on offer.

Entrance Hall

Entering the entrance hall reveals a radiator.

Lounge

The lounge reveals a bay window to the front elevation, and a radiator.

Dining Room

Off the lounge with a window to the rear elevation and a radiator.

WC

With an opaque window to the side elevation, a WC, basin and vinyl flooring.

Sitting Room

The sitting room has a bay window to the side elevation, a radiator and a carpeted floor.

Kitchen

The kitchen has dual aspect windows to the rear and side elevation, a door to the side and a range of fitted units and a sink and drainer.

First Floor Landing

The first floor landing has a radiator and a carpeted floor.

Bedroom One

Bedroom one has a window to the front elevation and a radiator.

Bedroom Two

Bedroom two has window to the rear elevation and a radiator.

Bedroom Three

Bedroom three has a window to the rear elevation and a radiator.

Bathroom

The bathroom has an opaque window to the side elevation, a WC, basin and a bath.

Outside

With gardens to the front and rear.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

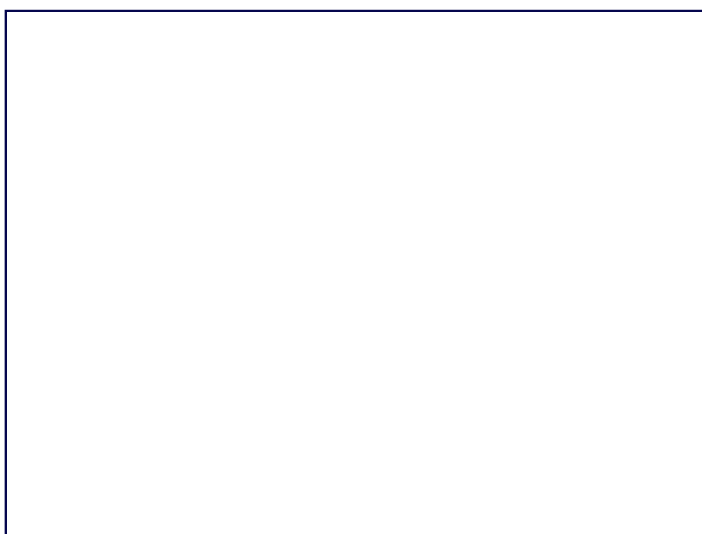
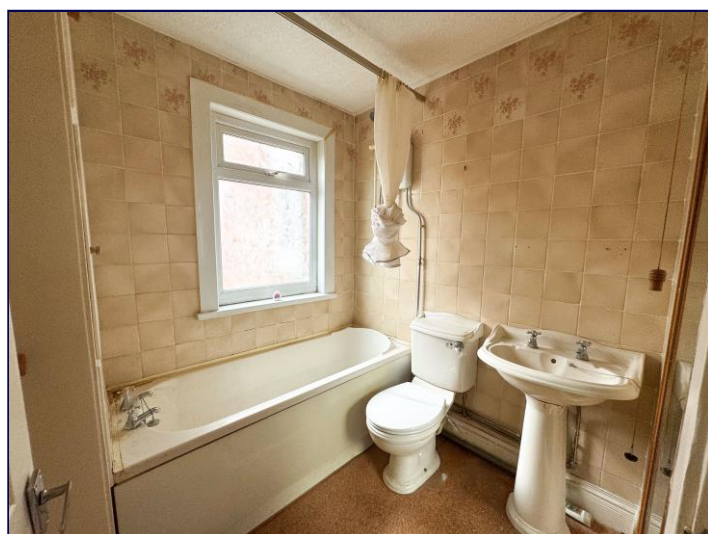
Band A: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

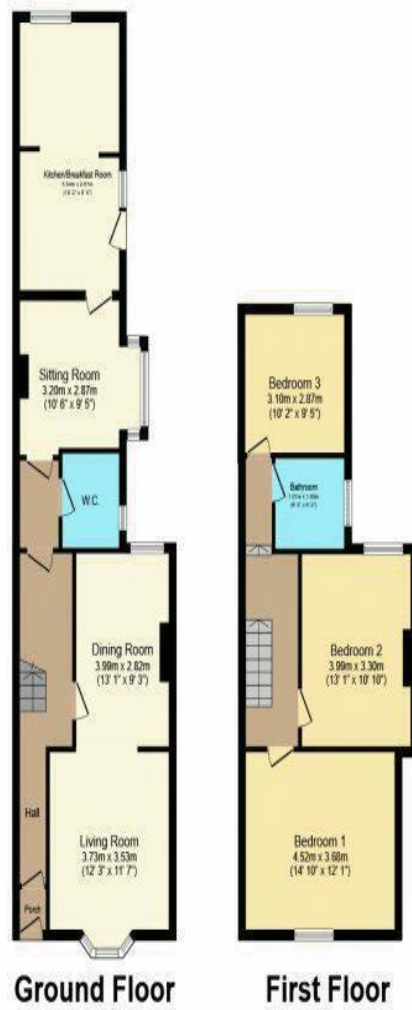
Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		