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Welland Avenue, Grimsby



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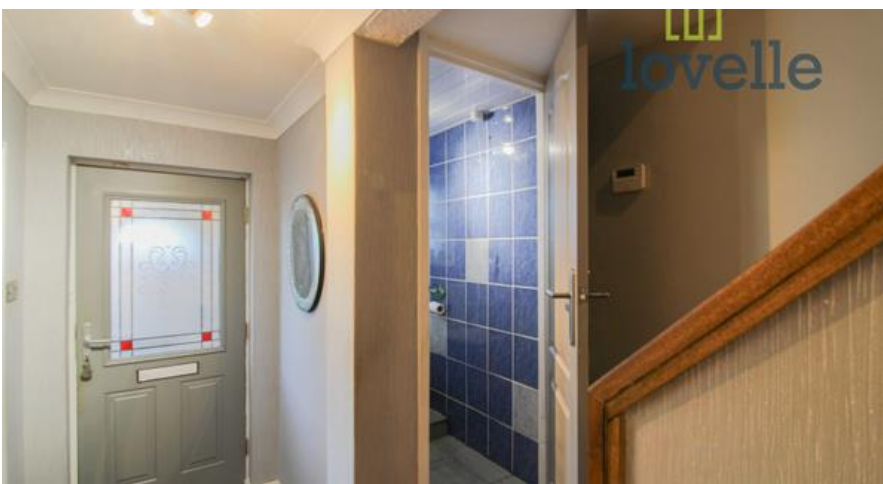
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When it comes to  
property it must be

  
lovelle



£125,000



Well presented and spacious three bedroom mid-terraced house located in Grimsby.

### Key Features

- Mid-Terraced House
- Three Excellent Size Bedrooms
- Spacious Lounge & Dining Room
- Well Fitted Kitchen & Shower Room
- uPVC Double Glazed
- Gas Central Heated
- EPC rating TBC
- Tenure: Freehold





Lovelle offer to market with NO ONWARD CHAIN this spacious three bedroom mid-terraced house that benefits from uPVC double glazing and gas central heating throughout with well landscaped gardens to both the front and rear with ample off-road parking. Located within a well established area of Grimsby Town Centre and positioned well for ease of access to the vast range of local amenities. Viewings are highly recommended.

### Entrance Hall & Porch

An ideal porch with a tiled floor and built-in storage and door that opens into a welcoming hall with stairs that lead to the first floor, radiator and ideal built-in storage cupboard.

### Cloakroom

Fully tiled with a wc and window.

### Lounge

Tastefully decorated with a feature wall mounted electric fire, attractive wall lights, radiator and bay window to the front aspect.

### Dining Room

Decorated to match the hall and having french doors that open into the rear garden and open archway through to the kitchen.

### Kitchen

Well fitted wall and base units with complimentary worktops over with a built in sink, oven and gas hob with extractor hood over. Plumbing for dishwasher and washing machine, window to the rear aspect.

### Landing

Decorated to match the hall, loft access.

### Bedroom 1

Fitted wardrobes and matching drawers, radiator, ceiling fan and window to the rear aspect.

### Bedroom 2

Radiator and window to the front aspect.

### Bedroom 3

Fitted wardrobe, radiator and window to the front aspect.

## Shower Room

A modern suite that comprises of a large walk-in shower cubicle with rainfall shower head, vanity unit incorporating wash hand basin, towel radiator, cupboard housing central heating boiler (installed in 2019 and benefitting from a 10 year warranty), window to the rear aspect.

## Outside

To the front of the property is a large block paved driveway that provides ample off-road parking and there is outside lighting. The rear garden is landscaped for ease of maintenance with patio and artificial grassed areas, raised well stocked flower beds, green house and two brick stores.

## Measurements

Cloakroom 1.39m X 0.78m

Lounge 3.23m X 3.76m

Dining Room 2.75m X 3.08m

Kitchen 2.58m X 3.20m

Bedroom 1 3.69m X 3.20m

Bedroom 2 2.57m X 3.93m

Bedroom 3 2.85m X 2.83m

Shower Room 2.18m X 1.59m

## Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



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