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lovelle



Patrick Street, Grimsby



When it comes to
property it must be


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£79,950



Attention Investors! Check out this spacious four bedroom mid-terraced house located in central Grimsby.

Key Features

- Mid-Terrace House
- Spacious Accommodation
- uPVC Double Glazed (Majority)
- Gas Central Heated
- Four Bedrooms
- One Reception Room
- EPC rating TBC
- Tenure: Freehold





Lovelle offer to market with NO CHAIN this ideal investment opportunity. A spacious mid-terraced house, neutrally decorated throughout and formerly LET as a four bedroomed HMO*. Each bedroom has its very own fire door with security passcode lock, radiator, fire alarm and window. Set over three storeys and being neutrally decorated throughout with a modern kitchen, bathroom and the added benefit of uPVC double glazing (majority) and gas central heating. Located within a well established area of Grimsby Town Centre and positioned well for ease of access to a vast range of nearby amenities.

Entrance Hall

N/a

Welcoming hall with stairs that lead to the first floor. Stairs lead to the first floor.

Bedroom 1 / Reception Room

4.65m x 3.13m (15'4" x 10'4")

Neutrally decorated, radiator, smoke detector, timber bay window to the front elevation. Key code access fire door.

Reception Room

3.32m x 4.01m (10'11" x 13'2")

Wood effect laminate flooring. Radiator and uPVC double glazed window. Smoke alarm and two fire doors to both the hall and kitchen.

Cloakroom

1.01m x 1.44m (3'4" x 4'8")

Close coupled wc, wash hand basin and uPVC double glazed window.

Kitchen

2.57m x 4.13m (8'5" x 13'6")

Modern white wall and base units with complimentary worktops over incorporating stainless steel sink with mixer tap and drainer. Built-in oven and hob with extractor hood over. Radiator. Wall mounted central heating boiler. Plumbing for washing machine. Smoke alarm. Dual aspect windows (1 x timber 1 x uPVC) and entrance door opening into the rear garden.

Landing

N/a

Decorated to match the hall. Smoke alarm.

Bedroom 2

4.17m x 2.51m (13'8" x 8'2")

Key code access fire door. Radiator. Smoke alarm. UPVC window to the front aspect.

Kitchenette

2.53m x 4.04m (8'4" x 13'4")

Vinyl flooring. Fitted wall and base units with complimentary worktops. Stainless steel sink. Smoke alarm. Radiator and uPVC window to the rear aspect.

Bedroom 3

3.17m x 2.57m (10'5" x 8'5")

Key code access fire door. Radiator. UPVC window to the rear aspect. Smoke alarm.

Bathroom

1.97m x 1.61m (6'6" x 5'4")

Shower over panelled bath. Close coupled wc. Pedestal wash hand basin. Towel cupboard. Tiling to splash areas and uPVC window.

Bedroom 4

0.00m x 0.00m (0'0" x 0'0")

Key code access fire door via the landing. Stairs lead to the second floor with a radiator in the stairwell. Velux window. Smoke alarm.

Outside

N/a

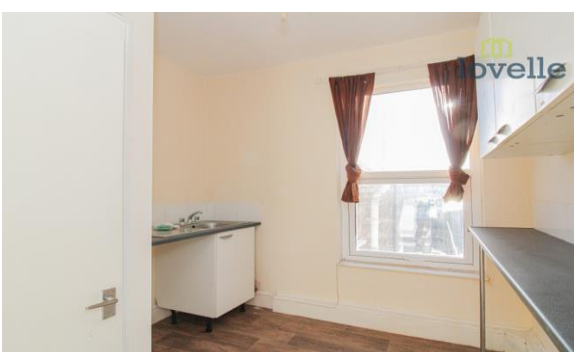
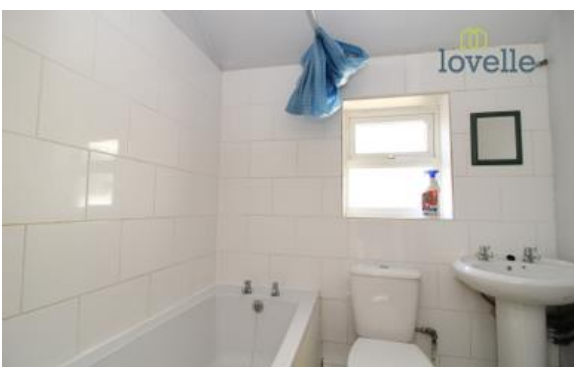
There are gardens to the front and rear.

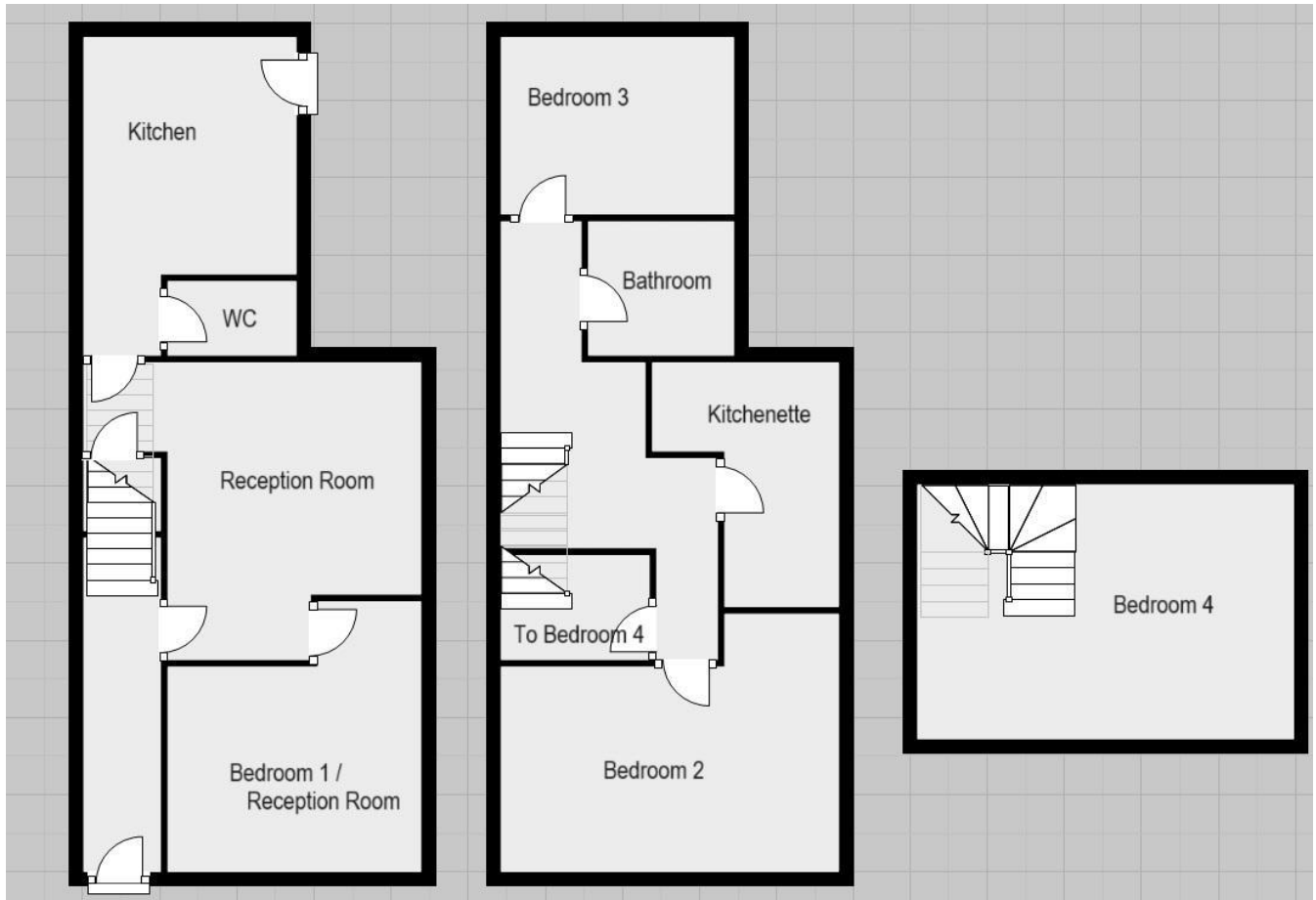
Disclaimers

N/a

*Whilst the property has previously been LET as a HMO, we must recommend any prospective purchaser wishing to RE-LET as a HMO to check with the local authority that the property is converted to regulation standard whilst also seeking advice on any necessary licences.

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