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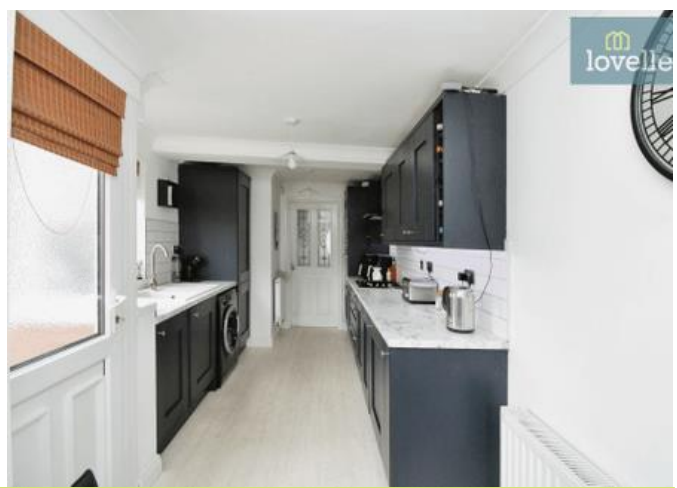


Yarborough Road, Grimsby



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property it must be


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£137,500

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This immaculate terraced property on the outskirts of the town centre is ideal for families and first-time buyers, boasting spacious accommodation, a stunning kitchen, modern bathroom, generous rear garden, and convenient features such as off-road

Key Features

- Immaculate terraced property
- Exquisite modern kitchen with appliances
- Stunning bathroom with rainfall shower
- Generous size rear garden
- Off-road parking
- Close to public transport and amenities
- EPC rating C
- Tenure: Freehold



This immaculate terraced property, listed for sale, is a gem located on the outskirts of the town centre. Ideal for families and first-time buyers, this home boasts spacious accommodation with two reception rooms, perfect for entertaining guests or relaxing with loved ones.

The exquisite kitchen is truly a standout feature, with modern units, integrated appliances, and dual aspect windows allowing plenty of natural light to flood the space. The adjacent dining area makes it convenient for family meals and gatherings. The first reception room boasts a fireplace and bay window, while the second reception room offers access to the garden.

The stunning bathroom is equipped with a rainfall shower over the bath, high gloss vanity units, WC, wash hand basin, and a towel radiator for added comfort. With two double bedrooms, one featuring an airing cupboard, this home provides comfortable spaces for the whole family.

A generous size rear garden offers a tranquil outdoor space for leisure and recreation. Additional features of this property include off-road parking, uPVC double glazing, and gas central heating for convenience and energy efficiency.

Located near public transport links, schools, and local amenities, this property is a fantastic opportunity not to be missed.

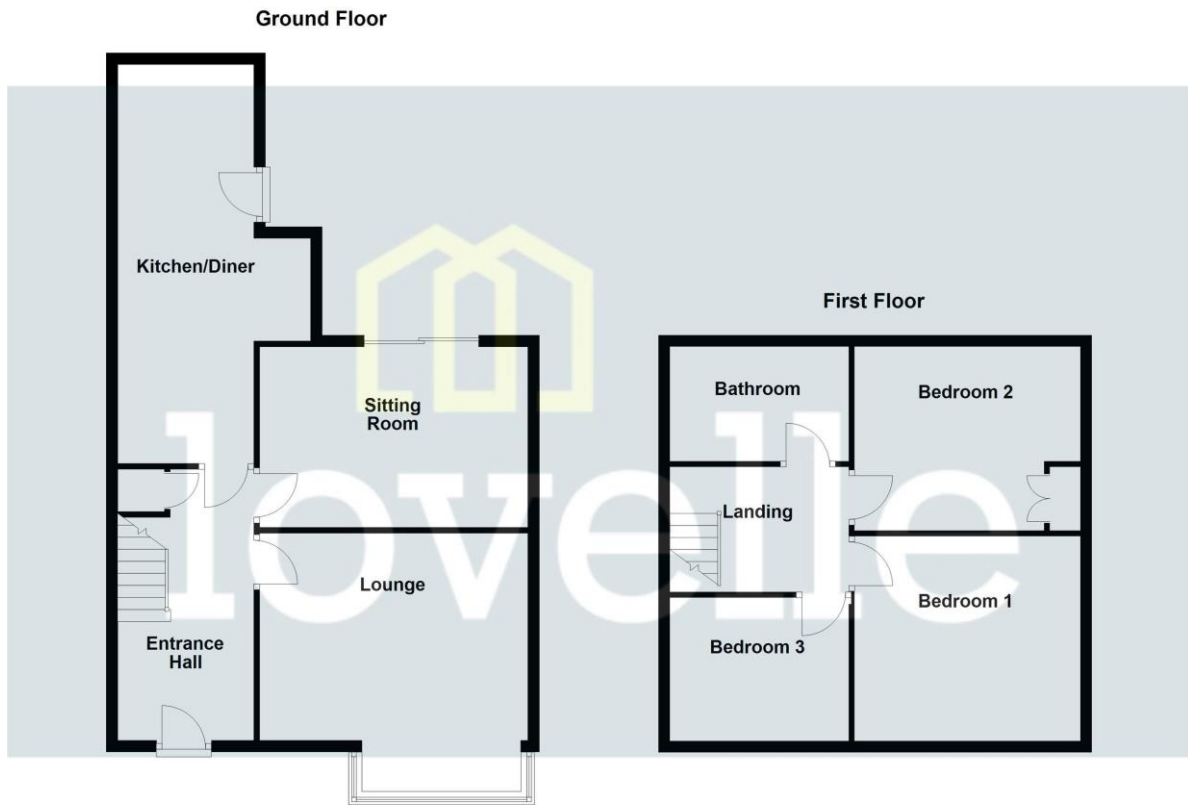
Measurements

Entrance Hall 1.80m X 4.68m
Lounge 3.89m X 4.03m
sitting Room 3.89m X 4.03m
Kitchen/Diner 2.44m X 5.84m
Landing 2.11m X 2.36m
Bedroom 1 3.39m X 3.60m
Bedroom 2 3.62m X 3.34m
Bedroom 3 2.13m X 2.34m
Bathroom 2.09m X 1.79m

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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