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Melrose Way, Grimsby



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property it must be


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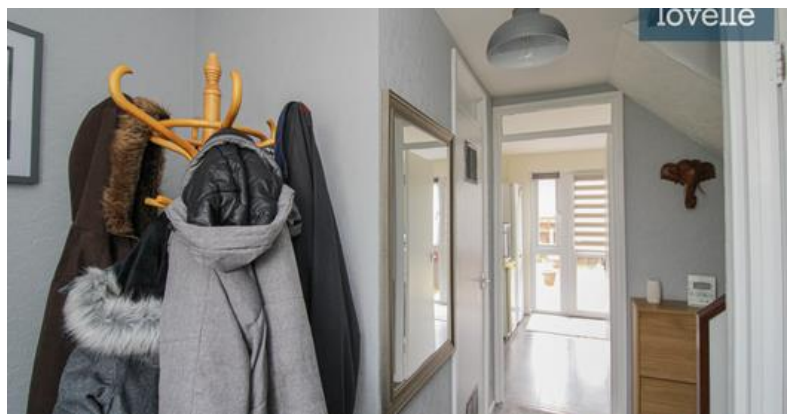
£99,950

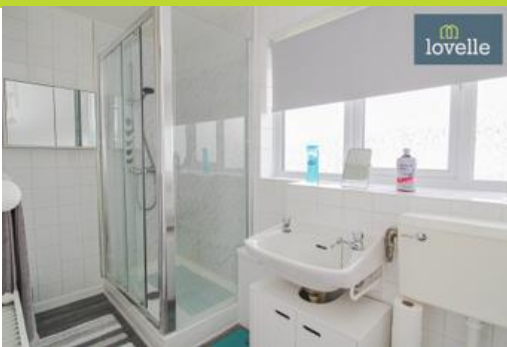


A spacious terraced property in a vibrant community, boasting well presented accommodation, modern features, and convenient access to local amenities, perfect for families, couples, first-time buyers, and investors alike.

Key Features

- Immaculate terraced property in well-established area
- Spacious reception room with dual aspect windows
- Well-presented kitchen with high gloss units
- Three bedrooms including built-in wardrobes
- Fully tiled bathroom with double width shower
- uPVC double glazing and gas central heating
- EPC rating D
- Tenure: Freehold





Located in a well established area, this immaculate terraced property is now available for sale. The welcoming hall sets the tone for the rest of the home, complete with a large storage cupboard, cloakroom with WC, and a walk-in boiler room with plumbing for a washing machine.

The property boasts a spacious reception room with dual aspect windows, providing ample natural light. Tastefully decorated throughout, this room offers a comfortable space for relaxation and entertainment.

The well-presented kitchen features high gloss units, an oven, gas hob, and convenient access to the garden, making it ideal for those who enjoy cooking or entertaining guests.

Upstairs, the property comprises three bedrooms. The first bedroom is a generously sized double room, perfect for a couple or as a master bedroom. The second double bedroom comes with built-in wardrobes, offering plenty of storage space. The third bedroom, a single room, also includes a built-in cupboard.

Completing the accommodation is the fully tiled shower room, equipped with a double width shower, WC, and wash hand basin, providing a modern and convenient space for personal care.

Benefiting from uPVC double glazing and gas central heating, this property ensures warmth and energy efficiency.

Situated in a vibrant community with excellent public transport links, nearby schools, and local amenities, this property is perfect for families, couples, first-time buyers, and buy-to-let investors alike. Council tax band A adds to the appeal of this attractive home.

Don't miss the opportunity to own this terraced property offering spacious accommodation and a range of unique features. Book a viewing today and make this house your new home.

Measurements

Lounge 3.30m X 5.97m

Kitchen 2.67m X 3.82m

Bedroom 1 2.71m X 4.01m

Bedroom 2 4.01m X 3.22m

Bedroom 3 2.12m X 2.71m

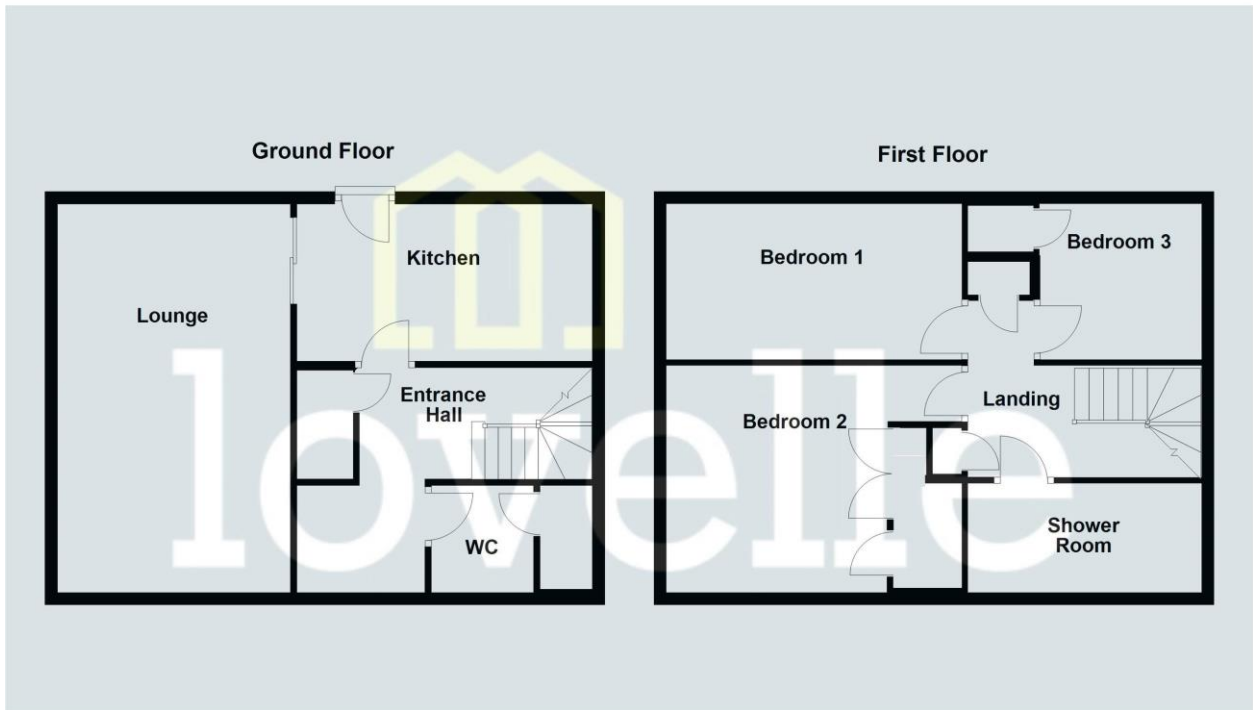
Shower Room 3.08m X 1.22m

Disclaimer

We must advise any prospective purchaser that the property is of non standard construction (concrete) and that this should be discussed with your financial advisor and solicitor in order to choose an adequate lender.

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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