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Portland Avenue , Grimsby



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£255,000

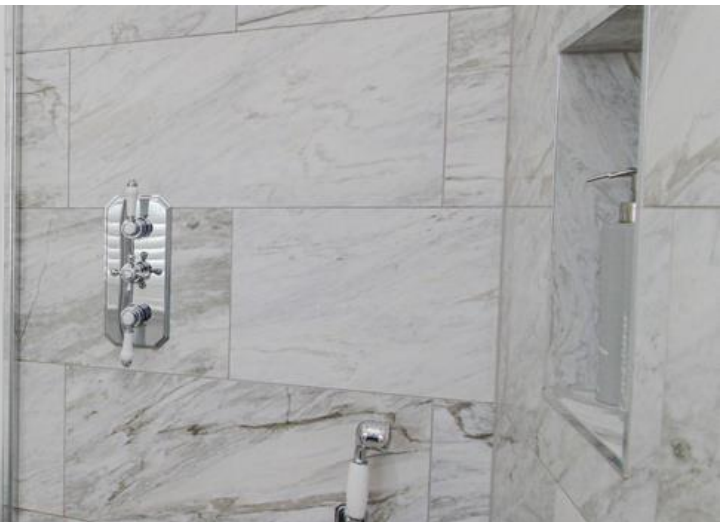
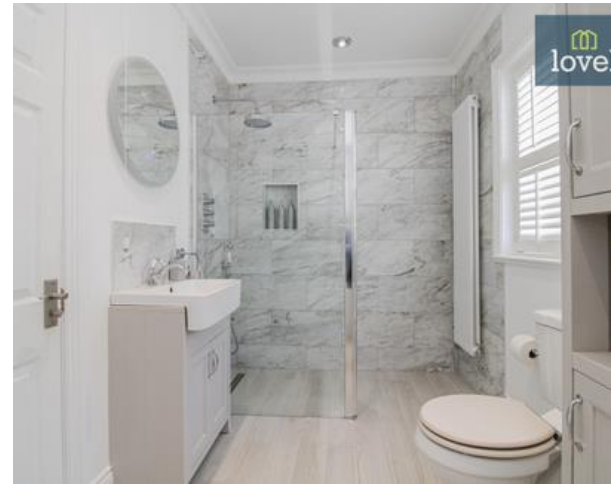
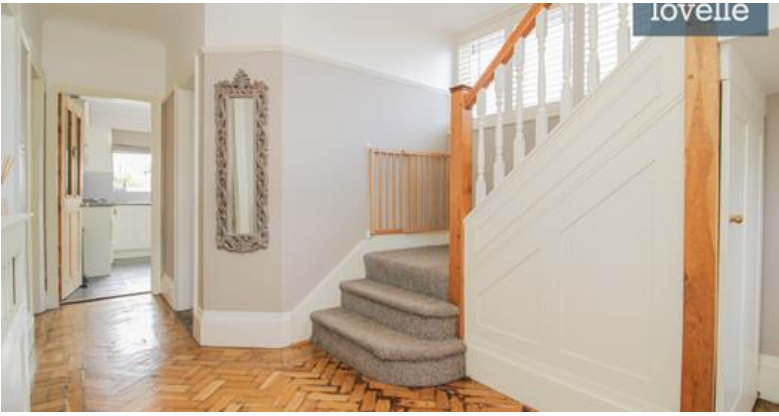


Immaculate semi-detached property with period features, stylish presentation, and stunning bathroom located in sought-after town centre area with excellent access to amenities and schools, ideal for families and couples alike.

### Key Features

- Ideal for families and couples
- Two spacious reception rooms
- Luxury bathroom with rainfall shower
- Generous size garden with garage
- Period features throughout
- Gas central heating and timber double glazing (majority)
- EPC rating D
- Tenure: Freehold







We are pleased to present this immaculate semi-detached property for sale, boasting a wealth of period features and a stylish presentation that is sure to impress. The property is perfectly located within a sought-after town centre residential area, offering excellent access to public transport links, local amenities, and nearby schooling. The strong local community and available parks nearby add to the desirability of this location.

Upon entering, you are greeted by an entrance hall featuring parquet flooring and a wonderful return staircase - a welcoming introduction to this characterful home. There is also a handy cloakroom with hanging space, a sink, WC and the boiler.

The property boasts two spacious reception rooms, offering plenty of space for relaxation and entertainment. Reception room one is a large family room with wooden flooring, a multi-fuel stove, storage built into the alcove, and French doors that lead to the garden. Reception room two offers exquisite Karndean flooring, an open fire, and a bay window with fitted shutter blinds, creating a warm and inviting ambiance.

The kitchen is notably equipped with dual aspect windows, plumbing for a washing machine and dishwasher, an oven and hob. It is a space designed with practicality in mind, perfect for any keen cook.

Upstairs, you will find three double bedrooms. Each bedroom is generous in size, with bedrooms one and two boasting built-in wardrobes and all rooms featuring fitted shutter blinds for added privacy and control of natural light.

The property's bathroom is a true show-stopper, featuring a luxury walk-in rainfall shower, a freestanding bath, sink with vanity, and a definite 'wow' factor that elevates the bathing experience to a whole new level of indulgence.

Externally, the property benefits from a driveway, garage, and a generous size garden. The garden has been beautifully maintained and offers a tranquil outdoor space to enjoy during the warmer months.

With its gas central heating and timber double glazing (majority), this home combines the charm of period architecture with modern comfort and efficiency.

This property is ideally suited for families and couples alike, offering ample space and a desirable location. With its stunning bathroom, stylish presentation, and period features, this property truly is a gem on the market. The blend of classic and contemporary elements, the advantageous location, and the unique features make this an opportunity not to be missed. Book your viewing today.

## Measurements

- Hall 3.01m X 4.87m
- Cloakroom 1.50m X 1.89m
- Reception Room 1 6.42m X 3.79m
- Reception Room 2 4.63m X 3.63m
- Kitchen 3.02m X 3.18m
- Bedroom 1 3.43m X 4.61m
- Bedroom 2 3.44m X 3.95m
- Bedroom 3 3.04m X 3.25m
- Bathroom 3.39m X 1.84m

## Disclaimers

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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.

## Mobile and Wifi

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It is advised that prospective purchasers visit <https://checker.ofcom.org.uk/> in order to review available wifi speeds and mobile connectivity at the property.

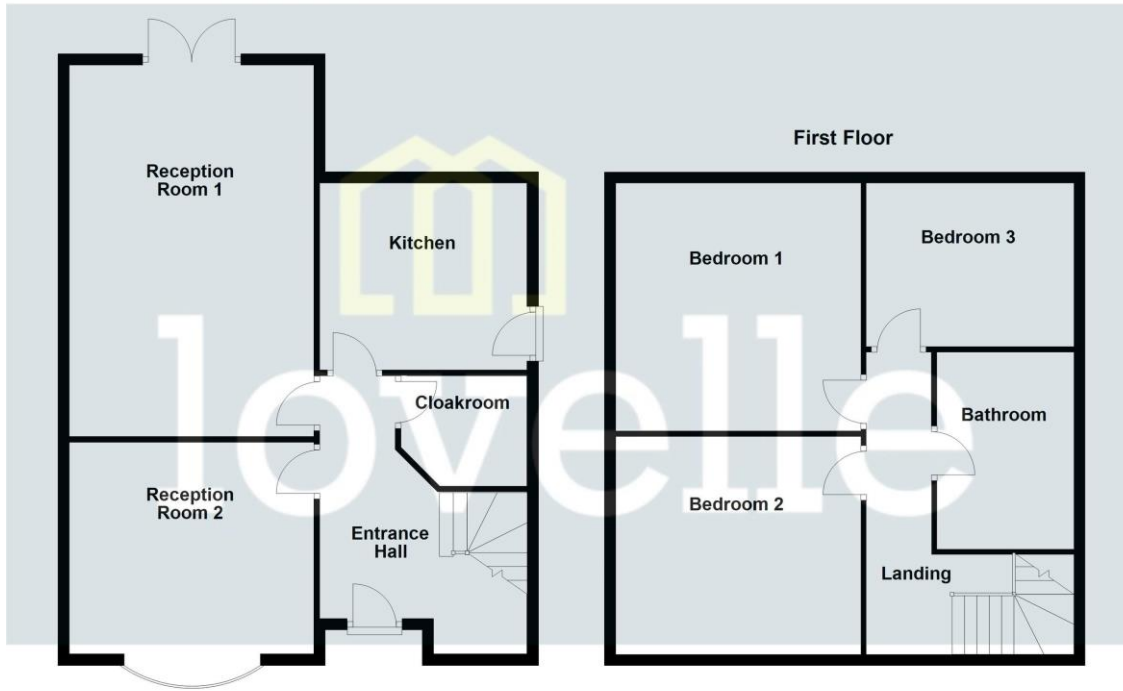








Ground Floor



Portland Avenue, Grimsby



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