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Allenby Avenue, Grimsby



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When it comes to
property it must be


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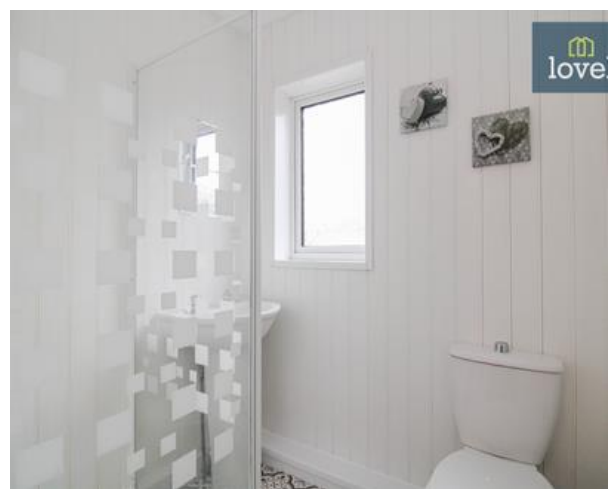
£117,500

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Immaculate terraced property with modern amenities and homely charm, featuring three bedrooms, two bathrooms, a spacious rear garden, and a prime location in a peaceful cul-de-sac within the town centre.

Key Features

- Immaculate terraced property
- Three bedrooms, two bathrooms
- Generous size rear garden
- Modern kitchen with ample storage
- UPVC double glazing, gas central heating
- Peaceful cul-de-sac location
- EPC rating D
- Tenure: Leasehold





Presenting a unique opportunity for sale, this immaculate terraced property promises a life of convenience and comfort. This pristine dwelling is ideally suited for families, couples, or first-time buyers, offering a blend of modernity and homely charm.

The welcoming hallway is the first hint of the warm and inviting ambiance that pervades the home. With one stylishly presented reception room, this house provides a perfect setting for both entertaining and everyday living. The reception room is highlighted by laminate flooring, a bay window that lets in an abundance of natural light, and a traditional fire surround that adds character to the space.

The property boasts three bedrooms, tastefully decorated to provide a tranquil escape at the end of the day. The first and second bedrooms are double-sized, with the second room housing a boiler in a neat cupboard. The third bedroom, though single, is spacious and offers plenty of room for comfort.

The home also features two bathrooms, each designed with practicality and style in mind. The first-floor bathroom serves as a shower room, equipped with a shower, sink, and wc. On the ground floor, you find a second bathroom complete with a bath, wc, and sink - a perfect spot for unwinding after a long day.

The heart of the home, the kitchen, is fitted with wood-effect units, a gas cooker point, plumbing for a washer, and space for under counter appliances. A convenient walk-in cupboard provides ample storage, and the sink rounds off the kitchen's features.

One of the unique selling points of this property is the generous size rear garden, providing an ideal space for outdoor enjoyment. Further enhancing the allure of the home are the uPVC double glazing and gas central heating, ensuring comfort in all seasons.

The property is set in a peaceful cul-de-sac within the town centre, with easy access to public transport links and local amenities. This combination of a prime location and the property's features makes it a truly remarkable and desirable home.

This property is offered for sale with no onward chain, making it a straightforward and appealing choice for those ready to make their move. Viewing is highly recommended to fully appreciate this beautifully presented home.

Measurements

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Lounge 4.54m X 4.01m
Kitchen 4.00m X 3.19m
Bathroom 1.61m X 2.66m
Bedroom 1 2.88m X 3.92m
Bedroom 2 3.08m X 3.15m
Bedroom 3 1.97m X 2.94m
Shower Room 1.74m X 1.42m

Disclaimer

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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 broadband

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



Ground Floor



Please be advised that the floor plan is not drawn to scale and is to be used for illustrative purposes only.
Plan produced using PlanUp.

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