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Torrington Street, Grimsby



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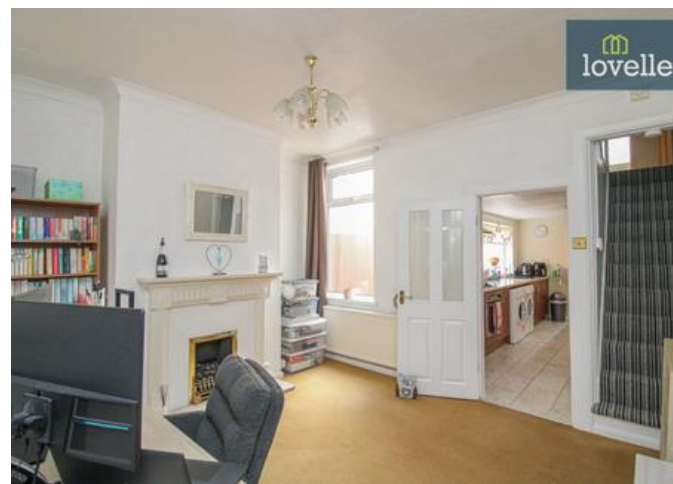
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When it comes to
property it must be


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Offers over £93,950



This charming and versatile terraced property, ideal for families, first-time buyers, and investors, features spacious living areas, modern amenities, period details, and a pleasant rear garden, all situated in a popular town centre location with excellent transport links and proximity to local amenities.

Key Features

- Mid-terrace house
- Three bedrooms
- two reception rooms
- Modern kitchen with spacious rear lobby
- Family bathroom and additional FF wc
- uPVC double glazed and gas central heated
- EPC rating D
- Tenure: Freehold



Presenting to the market an impressive, terraced property for sale, boasting an immaculate condition sure to capture the attention of prospective buyers. The property is well-suited for families, first-time buyers, and buy to let investors, making it a versatile choice for a range of needs.

Upon entering, you are greeted by a welcoming entrance hall and porch leading to two spacious reception rooms. The first reception room functions as a lounge, tastefully decorated with a feature electric fire and a bay window that lets in an abundance of natural light. The second reception room houses a living flame gas fire and offers a staircase leading to the first floor.

The property features a well-appointed kitchen, equipped with wood effect units, tiled splashbacks & floor, and a built-in oven & gas hob. It also offers a sink and plumbing for a washer and dryer, ensuring a functional space to cater to your culinary needs.

Accommodation comprises three well-proportioned bedrooms. Two of these are spacious double bedrooms, while the third is a generous single bedroom. All bedrooms are designed to provide comfortable living spaces, perfect for relaxation and privacy.

A fully tiled bathroom services the property, featuring a rainfall shower over the bath, a wc, and a sink. An additional feature of this property is a first-floor WC for added convenience.

This property is further enhanced by a spacious rear lobby, providing an ideal space for storage. The property also benefits from uPVC double glazing and gas central heating, ensuring a warm and cosy living environment in all seasons.

One of the unique features of this property is the retention of period features, adding character and charm to the home. This, along with spacious accommodation, makes this property a gem in the market.

Externally, the property boasts a pleasant rear garden, perfect for outdoor relaxation and entertainment.

Situated in a sought-after location, this property benefits from excellent public transport links and is within proximity to a range of local amenities. Notably, the town centre is only a short distance away, ensuring easy access to a variety of shops, restaurants, and other conveniences.

In summary, this terraced property offers a unique blend of character, charm and modern conveniences, providing an excellent opportunity for those seeking a quality residence. Viewing is highly recommended to fully appreciate the spaciousness and unique features this property has to offer.

Measurements

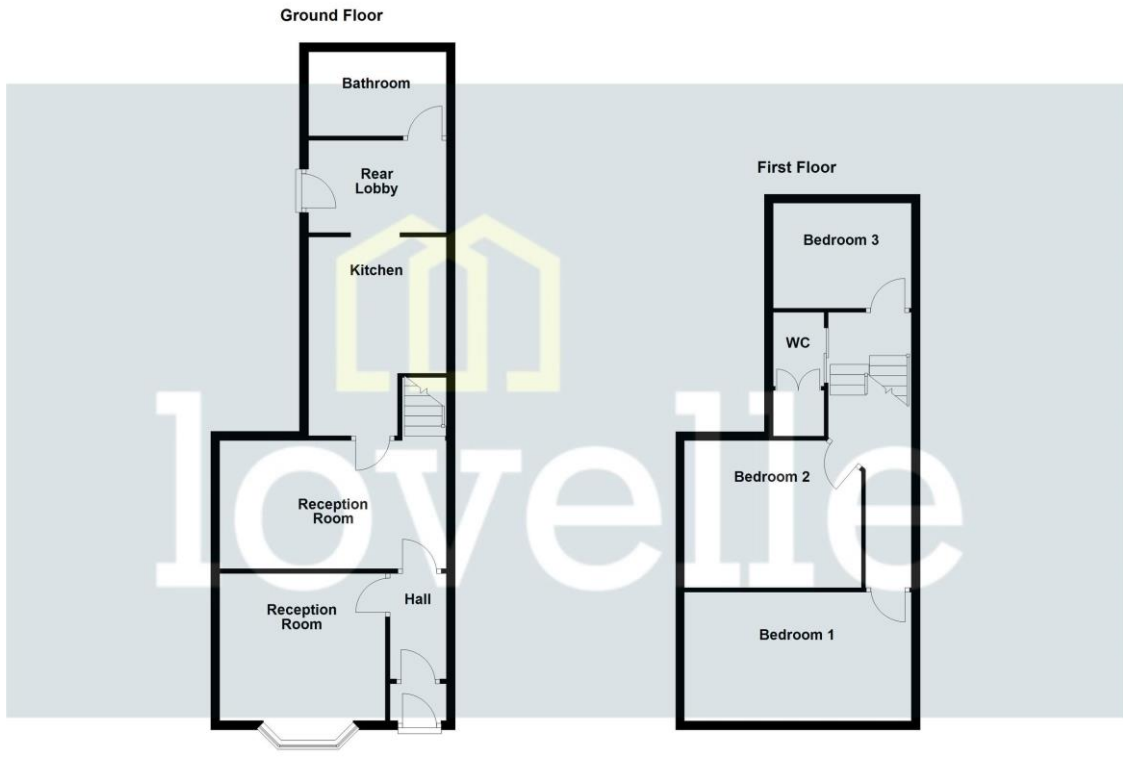
Lounge 4.09m X 2.83m
Dining Room 4.01m X 3.24m
Rear Lobby 2.45m X 2.35m
Kitchen 2.60m X 5.04m
Bathroom 2.44m X 2.36m
Bedroom 1 4.03m X 3.40m
Bedroom 2 3.08m X 3.40m
Bedroom 3 2.65m X 2.39m
Separate Additional WC 1.66m X 1.03m

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.

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.



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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