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Lord Street, Grimsby



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When it comes to
property it must be


lovelle



£57,500



This characterful terraced property, ideally situated in a vibrant town with excellent amenities and transport links, features three spacious double bedrooms, a functional kitchen, and a large lounge/diner with dual aspect windows and york stone fireplaces, offering substantial potential for families and investors despite needing some modernisation.

Key Features

- Mid-Terrace
- Part uPVC & Timber Glazed Windows
- Three Bedrooms
- Large Lounge Diner
- Gas Central Heating
- Modernisation Required
- EPC rating D
- Tenure: Freehold



Presenting a characterful terraced property, now available for sale. Although requiring some modernisation, this residence boasts several unique features and holds substantial potential for both families and investors.

The property is conveniently located in the heart of a vibrant town, within easy reach of numerous local amenities and excellent public transport links. The majority of the house is fitted with uPVC double glazed windows, while a portion retains original timber single glazed windows, contributing to the property's unique charm.

Central gas heating is installed throughout the residence, ensuring a cosy and welcoming environment during the colder months. Making this purchase even more appealing, the property is offered with no onward chain, allowing for a swift and straightforward transition for the new owners.

Inside, the dwelling boasts three spacious double bedrooms. The first bedroom is particularly generous, also benefiting from built-in wardrobes for added convenience and storage. The other two bedrooms are also double and spacious, offering plentiful room for personalisation and arrangement.

A well-appointed bathroom serves the bedrooms, featuring a bath, wc, and sink. Additional convenience is provided by a well-equipped kitchen. Fitted with a range of units, it offers a gas cooker point and plumbing for a washer, making everyday tasks a breeze.

The property's single reception room is a noteworthy feature. Elegantly designed as a large lounge/diner, it is sure to become the heart of the home. It is complemented by dual aspect windows which fill the room with an abundance of natural light. Two york stone fireplaces serve as focal points, adding a touch of character and warmth to the generous space.

In summary, this terraced property, while in need of some modernisation, offers remarkable potential. Its trio of double bedrooms, functional kitchen, and spacious lounge/diner, coupled with its superb location and unique features, make it an attractive prospect for families and investors alike.

Measurements

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Lounge Diner 3.88m X 7.84m
Kitchen 2.46m X 3.40m
Rear Lobby 0.85m X 2.30m
Bathroom 2.09m X 1.73m
Bedroom 1 4.02m X 3.42m
Bedroom 2 3.03m X 3.40m
Bedroom 3 3.49m X 2.49m

Mobile and broadband

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

Disclaimer

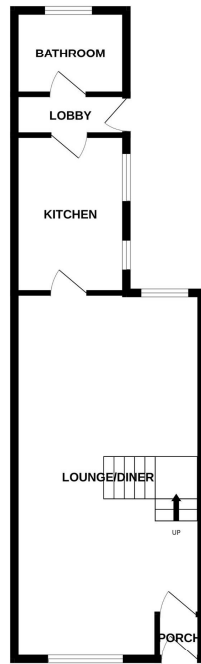
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Note From Agent

0.00m x 0.00m (0'0" x 0'0")

Due to limited information held by the executors/sellers of of the property, the property is marketed as 'SOLD AS SEEN'.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have been listed and no guarantee as to their operability or efficiency can be given.
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