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Roberts Street, Grimsby



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£114,950



This immaculate terraced house, ideal for families or first-time buyers, features three spacious bedrooms, two reception areas, a recently refurbished open-plan kitchen and dining area with French doors to a low-maintenance garden, and is situated in a vibrant community with excellent transport links and local amenities, offering comfort, convenience, and modern living.

### Key Features

- Terrace House
- Three Bedrooms
- Two Bathrooms
- Open Plan Kitchen/Diner
- Lounge
- Viewings Are Advised
- EPC rating D
- Tenure: Freehold





We are delighted to present this immaculate terraced house, currently listed for sale. The property boasts a host of noteworthy features and is ideally suited for families or first-time buyers.

The property comprises of three spacious bedrooms, two reception areas, two bathrooms, and a modern kitchen. The impeccable condition of the house is a testament to the care and attention to detail that has been dedicated to it.

The hub of the home is undoubtedly the open plan kitchen and dining area, complete with high gloss units, a cooker point, plumbing for both a washer and dishwasher, and French doors that lead out to the low maintenance garden.

The lounge, is a cosy retreat featuring a bay window and electric fire, perfect for relaxing evenings.

There are three bedrooms, all spacious and well-proportioned, providing ample space for a growing family or guests.

The two bathrooms, one on each floor, are also worth highlighting. The ground floor houses a convenient shower room with a sink and wc. The family bathroom, located on the first floor, boasts a shower over the bath, wc, and sink - all the necessities for a busy family.

Practicality is enhanced with uPVC double glazing and gas central heating, ensuring the home stays warm and energy-efficient.

In terms of location, this property truly excels with public transport links, nearby schools, local amenities, and tree lined park all within easy reach. The strong local community further enhances the charm of the area.

In summary, this property offers a blend of comfort, convenience, and modern living, making it an excellent choice for families or first-time buyers seeking a home in a vibrant, community-focused location. The property's immaculate condition and unique features further elevate its appeal, promising a home that is truly move-in ready.

## Measurements

Lounge 5.05m X 2.71m  
Kitchen/Diner 3.45m X 7.32m  
GF Shower Room 2.23m X 2.42m  
Bedroom 1 4.16m X 3.44m  
Bedroom 2 3.26m X 2.48m  
Bedroom 3 2.88m X 3.01m  
FF Bathroom 1.89m X 2.06m

## Disclaimers

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](http://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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