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Halton Way, Grimsby



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£125,000



This semi-detached bungalow, ideal for investors or retirees, offers two bedrooms, a loft room, ample parking, with no onward chain, in a quiet cul de sac with excellent transport links and amenities.

### Key Features

- Semi-Detached Bungalow
- Modernisation Required
- Cul-De-Sac Position
- uPVC DG & GCH
- Two Bedrooms & Loft Room
- Two Reception Rooms
- EPC rating D
- Tenure: Freehold



This semi-detached bungalow, offers considerable potential for those looking to modernise and add value. The property currently comprises two bedrooms, one bathroom, two reception rooms, and a single kitchen. It's an ideal opportunity for investors or retirees seeking a home to add their own stamp..

The property comes with the benefit of no onward chain and is being sold as seen. It is fully equipped with uPVC double glazing and gas central heating, ensuring a comfortable living environment throughout the year. The driveway and garage provide ample off-street parking, a sought-after feature in any neighbourhood.

One of the unique features of this property is the loft room, offering additional space. Outdoors includes a generous garden to the front and a low maintenance garden to the rear, complete with a greenhouse and a large garden store, perfect for those with green fingers or requiring additional storage.

The property is conveniently located in a quiet cul de sac, with excellent public transport links and local amenities within easy reach. This property is a gem waiting to be polished and transformed into an enviable home.

## Measurements

Lounge 3.52m X 5.33m  
Dining Room / Snug 3.13m X 2.59m  
Kitchen 3.73m X 1.58m  
Bedroom 1 3.81m X 3.15m  
Bedroom 2 2.95m X 2.99m  
Bathroom 1.93m X 1.66m  
Loft Room 3.89m X 3.91m

## 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.

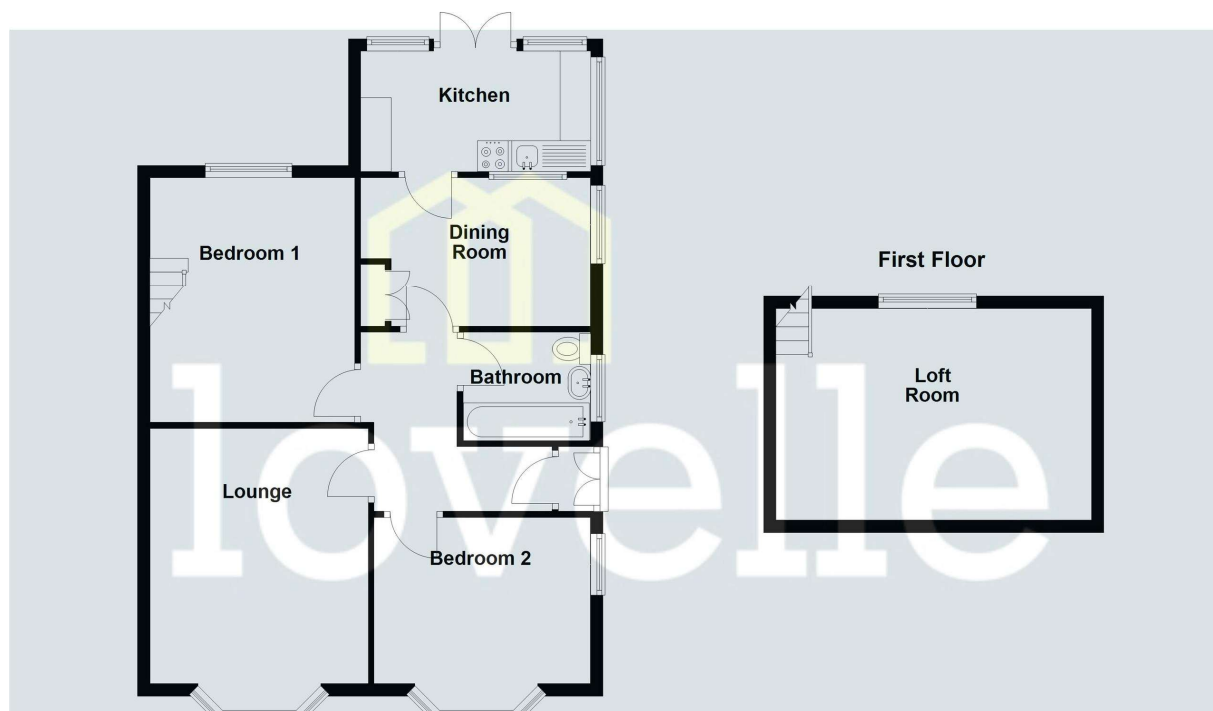
## Mobile and broadband

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

## Asbestos

We have been advised that the garage may contain traces of asbestos, purchasers are to make their own enquiries.

### Ground Floor



Please be advised that the floor plan is not drawn to scale and items such as window placements and bathroom/kitchen fixtures are not accurate, the plans are not to be relied upon and are to be used for illustrative purposes only.  
Plan produced using PlanUp.

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