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Stanley Street, Grimsby



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property it must be


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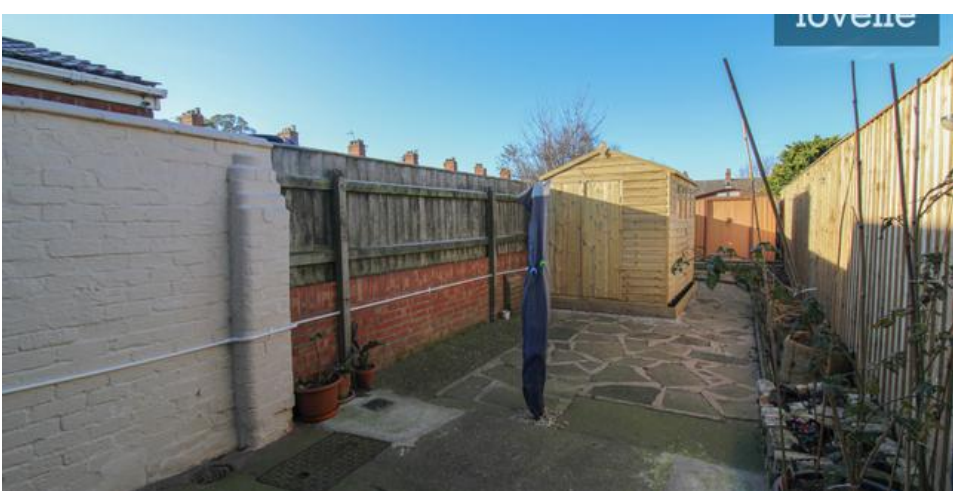
£74,995



For sale: an immaculate terraced house blending modernity and comfort, featuring two reception rooms, two double bedrooms, a modern kitchen, new windows (2023), solar panels, an air source heating system, and front and rear gardens, ideally located near

Key Features

- Mid-Terraced House
- Spacious Accommodation
- Modern Kitchen & Shower Room
- Air Source Heating, 12x Solar Panels & Battery
- New Windows & Doors (2023)
- Town Centre Location
- EPC rating B
- Tenure: Freehold



For sale, a remarkable terraced house in an immaculate condition. This property is a blend of modernity and comfort, providing a truly unique and energy-efficient living experience. It comprises two reception rooms, two double bedrooms, study, kitchen and bathroom.

The heart of the house is the modern kitchen, fitted with high gloss units. It includes an induction hob and extractor, an oven, and plumbing for a washer. The dual aspect windows allow ample light to brighten the room, creating a warm and welcoming ambiance.

The property boasts two spacious reception rooms. The first is a cosy lounge with a bay window and an electric fire, perfect for those chilly evenings. The second is a dining room, complete with an electric fire and a useful storage cupboard.

Upstairs, the property presents two double bedrooms and additional study space on the first floor, offering versatility for your living arrangements. The luxury shower room suite features a walk-in rainfall shower, WC, and sink.

The house is equipped with 12 solar panels and a 5.2kw battery, demonstrating its commitment to sustainability. The air source heating system ensures a comfortable temperature year-round. The property also features brand new windows and doors fitted in 2023 for an updated look.

Externally, the property benefits from front and rear gardens, perfect for outdoor relaxation or entertainment. Conveniently located close to public transport links, local amenities, and the town centre, this property is an ideal purchase for first-time buyers, investors, or families seeking a modern, energy-efficient home.

Measurements

Lounge 3.95m X 3.71m
Dining Room 4.25m X 3.71m
Kitchen 2.08m X 4.65m
Shower Room 1.77m X 2.10m
Bedroom 1 3.36m X 3.74m
Bedroom 2 3.42m X 2.85m
Study 2.68m X 2.14m

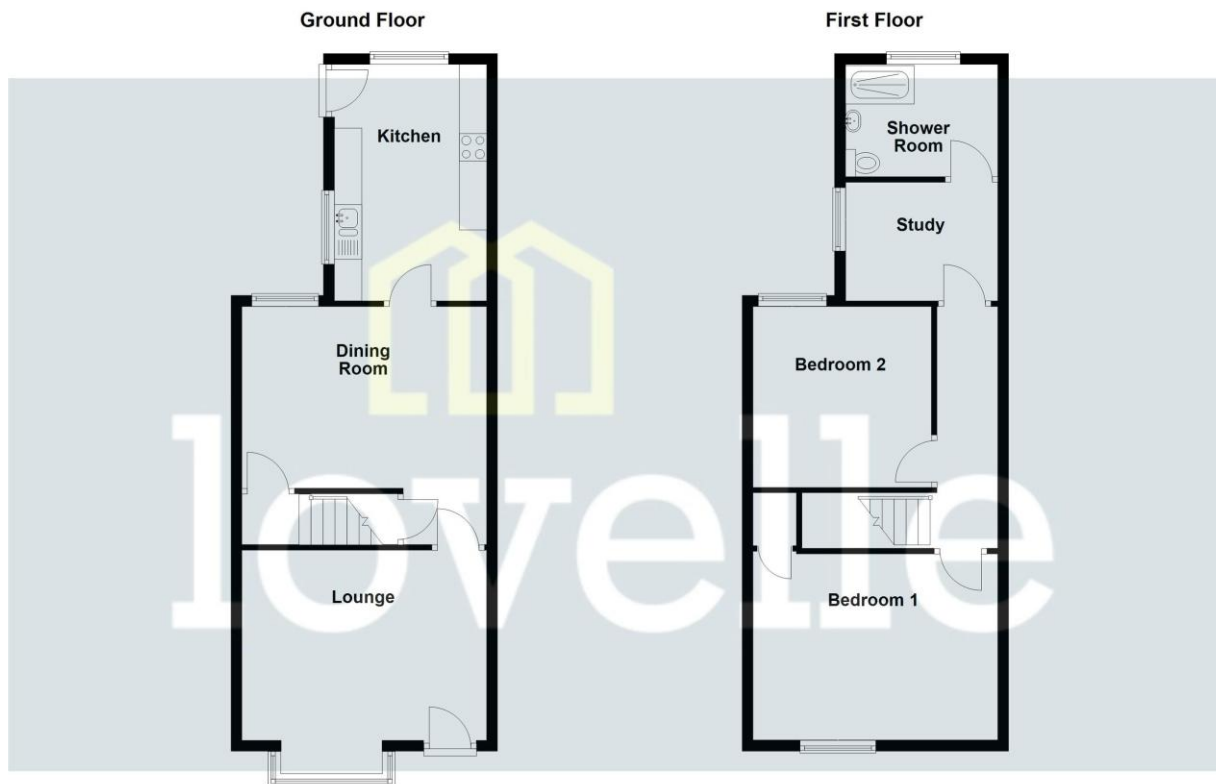
Mobile and broadband

It is advised that prospective purchasers visit [checker . ofcom . org . uk](https://www.ofcom.gov.uk) in order to review available wifi speeds and mobile connectivity at the property.

Disclaimer

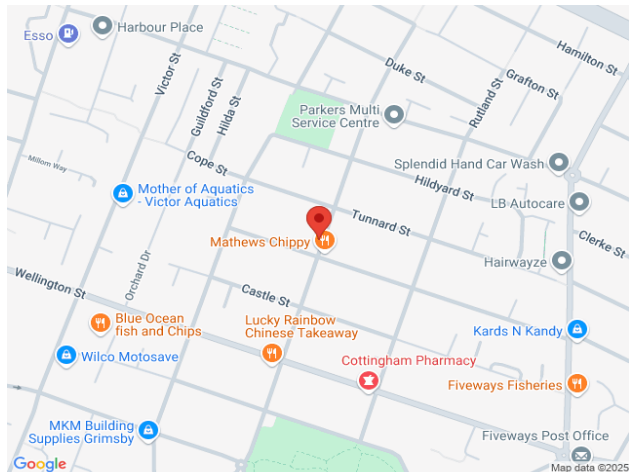
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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.





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.

STANLEY STREET, GRIMSBY



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