

Buy. Sell. Rent. Let.



Clifton Road, Grimsby



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When it comes to
property it must be


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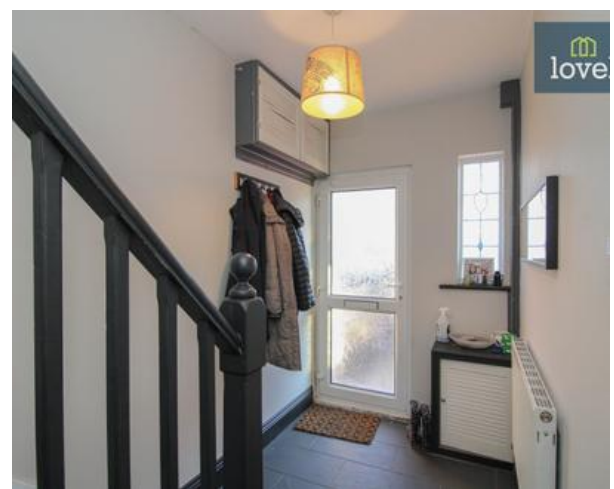
Offers over £100,000



This end of terrace property, ideal for first-time buyers and families, features three bedrooms, two reception rooms, a stylish kitchen, and a low maintenance garden, all within easy reach of public transport, local amenities, and the town centre.

Key Features

- End of Terrace
- Three Bedrooms
- Two Reception Rooms
- Kitchen & Bathroom
- Low Maintenance Gardens
- uPVC DG & GCH
- EPC rating C
- Tenure: Freehold





For sale is this traditional end of terrace property, located within easy reach of public transport links, local amenities, and the town centre. This house is characterised by its unique features, including a low maintenance garden, uPVC double glazing and gas central heating, lending the property a modern and efficient aspect.

Upon entering, you are greeted by a welcoming entrance hall that leads to two reception rooms. The first reception room is a cosy lounge, featuring a bay window with built-in storage, providing an abundance of natural light. The second reception room is a spacious dining room, which is open plan to the lounge, creating a flowing space perfect for entertaining. This room also offers doors to the garden, lending an airy and open atmosphere to the room.

The kitchen is practical and stylish, boasting oak-faced units, an oven and hob, plumbing for a washer, and space for a tumble dryer. The dual aspect windows make the kitchen a bright and inviting space.

The property comprises three bedrooms, two of which are spacious, with the master bedroom featuring a bay window. The bathroom is well-appointed with a shower over the bath, sink, and WC.

This property is ideally suited to first-time buyers and families. Its location and features make it a desirable home, offering a blend of comfort and practicality. We invite prospective buyers to view this property to appreciate its full potential.

Measurements

Lounge 2.92m X 3.64m
Dining Room 3.36m X 4.69m
Kitchen 2.42m X 4.14m
Bedroom 1 2.93m X 3.68m
Bedroom 2 3.35m X 3.07m
Bedroom 3 2.43m X 1.65m
Bathroom 1.56m X 2.23m

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.

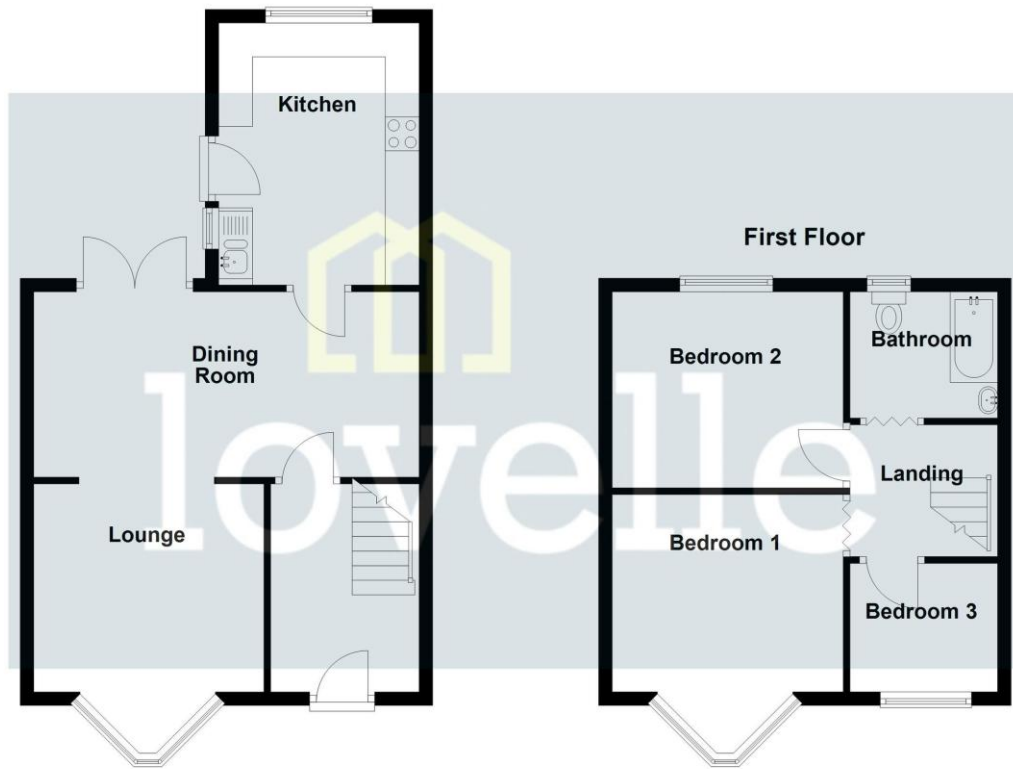
Mobile and broadband

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

Driveway

Whilst the front garden is utilised as a driveway/off-road parking, we must advise that there is no 'dropped curb' and permission must be granted by the council who will install a dropped curb at a cost to the homeowner at that time. It is advised for prospective purchasers to discuss this with their legal representative.

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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