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St. Francis Avenue , Grimsby



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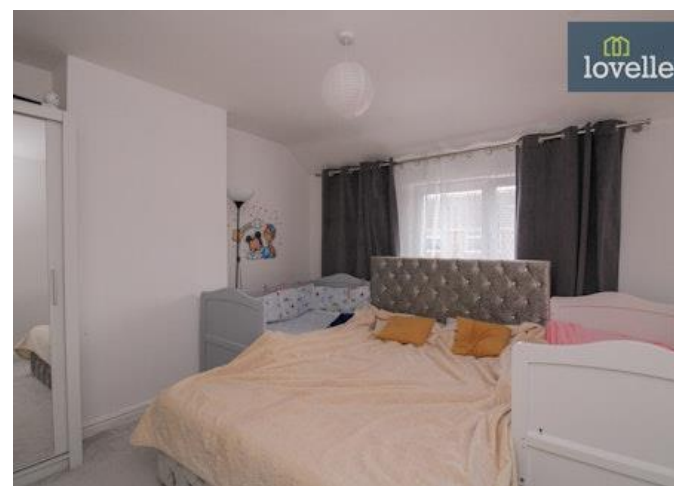
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£125,000



This charming end of terrace house combines traditional appeal with modern amenities, featuring three bedrooms, a spacious reception room, a modern kitchen, a low-maintenance garden, and convenient off-street parking, all within a desirable location close to schools, transport, and local amenities, making it ideal for first-time buyers or families.

### Key Features

- No Chain
- End Of Terrace
- Stunning Kitchen
- New Windows
- Spacious Accommodation
- Three Bedrooms
- EPC rating D
- Tenure: Freehold





Presenting a splendid end of terrace house, available for sale now with no onward chain. This property boasts a unique blend of traditional charm and modern amenities. Ideally suited for first-time buyers or families, this is truly a home to grow into.

The heart of the home is the spacious reception room, adorned with a warming stove and a large bay window which lets in an abundance of natural light. The modern kitchen offers ample space for a dining table, and is completed with sleek units, a sink, and comes equipped with an oven, hob, and dishwasher.

This house accommodates three bedrooms, two of which are generous doubles and the third being a comfortable single. They are all well-appointed, providing the perfect sanctuary for rest and relaxation. The household bathroom is practically designed with a shower over the bath, as well as a wc and sink.

A notable feature of this property is the timber lean-to off the kitchen, offering additional storage and access to the low maintenance garden. The garden itself is a delightful spot with a sheltered area, perfect for enjoying outdoor activities or simply unwinding after a long day.

The property benefits from new triple glazed windows, gas central heating, and the security of CCTV. A driveway offers convenient off-street parking. Furthermore, this house is being sold with no onward chain, allowing for a potentially quicker transaction.

The location is desirable, being within close proximity to public transport links, reputable schools, local amenities, and the town centre. A truly remarkable opportunity awaits for the prospective homeowner.

### Measurements

Lounge 4.15m X 5.171m  
Kitchen 4.68m X 2.55m  
Lean To 3.68m X 2.33m  
Bedroom 1 3.59m X 3.51m  
Bedroom 2 2.42m X 3.48m  
Bedroom 3 2.05m X 2.34m  
Bathroom 2.23m X 1.33

### 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](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.



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