

Buy. Sell. Rent. Let.



Beverley Crescent, Grimsby



3



1

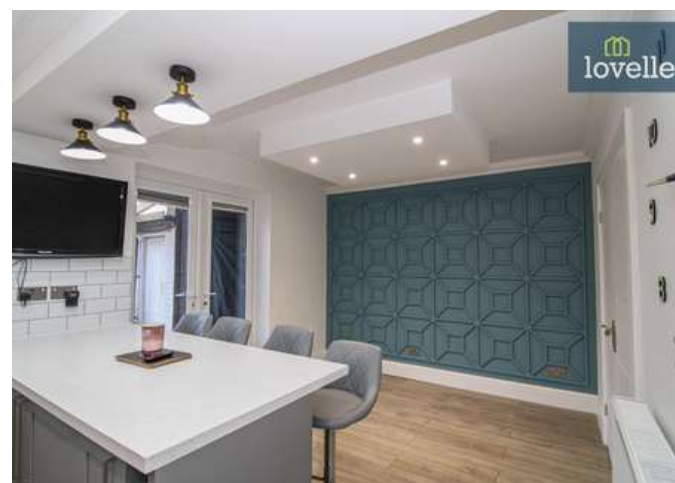


1

When it comes to  
property it must be

  
lovelle





£170,000



This immaculate terraced house is an ideal home for first-time buyers and families, offering a modern living space with unique features, a high standard of maintenance, and a convenient location near amenities, transport links, and schools.

### Key Features

- Mid Terraced House
- Three Double Bedrooms
- Spacious Reception Room
- High Quality Finish Throughout
- Modern Kitchen/Diner & Bathroom
- Driveway & Low Maintenance Garden
- EPC rating C
- Tenure: Freehold







We are delighted to present to market this immaculate terraced house for sale. The property, situated in a popular location, is within easy reach of public transport links, local amenities, and esteemed schools. Additionally, the nearby Weelsby Woods provides a tranquil setting for those who appreciate nature.

This superbly maintained home offers a high standard throughout, with unique features such as uPVC double glazing, efficient gas central heating, a driveway, dropped ceilings with recessed LED lighting, and fancy bespoke woodwork / panelling throughout.

The property features one spacious reception room, complete with a bay window that floods the room with natural light and a media wall with ample storage. The modern kitchen is equipped with an oven and hob, plumbing for a washer, and sleek units. There's also a breakfast bar seating area perfect for casual meals, along with a separate dining area. French doors open up to the low-maintenance garden, which provides an ideal setting for barbecues and entertaining, complete with storage and a sheltered area.

The property boasts three double bedrooms, all featuring built-in storage. The luxurious bathroom is a haven of relaxation, fitted with a walk-in rainfall shower, a bath, sink and WC.

This home is ideal for first-time buyers and families alike, offering a perfect blend of style, comfort, and convenience. Whether you're hosting a family gathering in the spacious reception room, preparing a meal in the modern kitchen, or relaxing in the luxurious bathroom, this house offers a superb standard of living.

In conclusion, this immaculate terraced house offers an ideal living space with all the conveniences you would expect from a modern home. With its popular location and proximity to local amenities, transport links, and schools, this property presents a fantastic opportunity for first-time buyers and families. The unique features, coupled with the overall immaculate condition, make this a must-see property for any potential buyer.

## Measurements

Hall 1.99m X 3.44m

Lounge 3.09m X 3.62m

Kitchen/Diner 5.76m X 3.12m

Bedroom 1 4.61m X 3.48m

Bedroom 2 2.62m X 4.18m

Bedroom 3 3.26m X 3.64m

Bathroom 01.65m X 2.62m

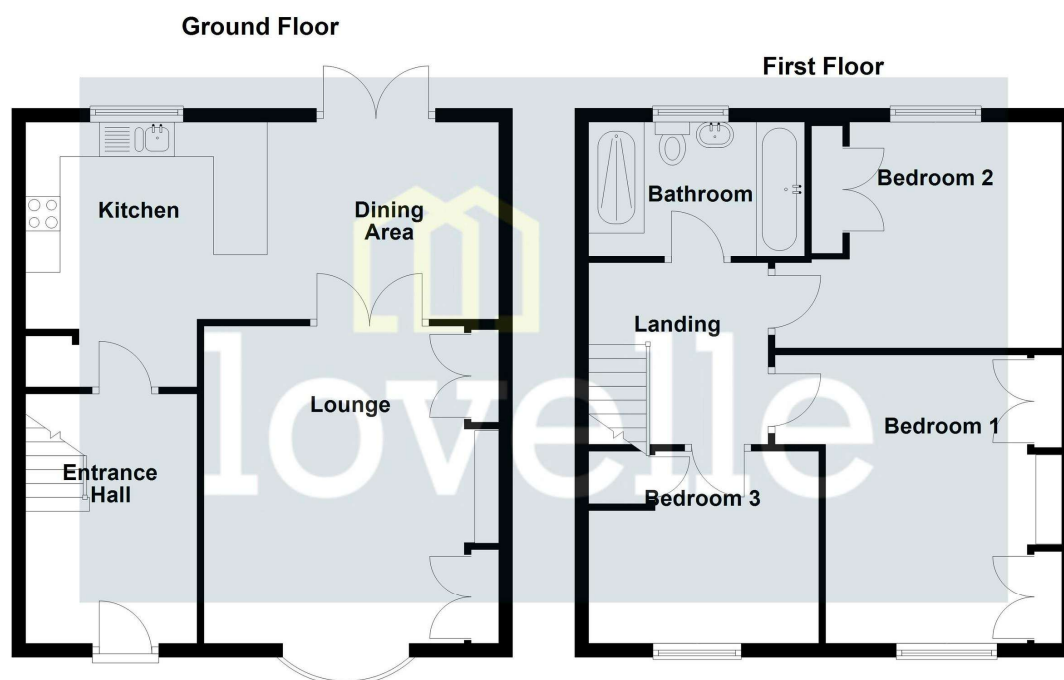
## Disclaimer

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.





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.

When it comes to **property**  
it must be

  
**lovelle**

01472 251918

grimsby@lovelle.co.uk