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Armstrong Place East, Grimsby







When it comes to property it must be

















This delightful end of terrace house in a vibrant town centre offers two double bedrooms, a modern kitchen, bathroom, lounge and sun room, a low-maintenance garden with a timber store, and off-street parking, making it an ideal opportunity for first-time buyers, investors, and families, enhanced by the absence of an onward chain for a smoother transaction.

- **Key Features**
- End of terrace
- Two double bedrooms & bathroom
- Modern kitchen & laundry room
- Lounge

- Off-road parking
- uPVC DG & GCH
- Sun room
- EPC rating D
- Tenure: Freehold















Presenting for sale this delightful end of terrace house, an exceptional opportunity for first-time buyers, investors, and families alike. The property is conveniently located in a vibrant town centre, providing easy access to public transport links, nearby schools, and an array of local amenities.

This home boasts a well-appointed layout, featuring two double bedrooms (formerly three), a modern high gloss kitchen accompanied by a dedicated laundry room, and a spacious lounge. The lounge, serving as the main reception room, provides a comfortable area for relaxation and entertainment.

One of the unique features of this property is the sun room across the back of the property, offering an additional living space and also offers versatility and potential for various uses. The house is also complemented by a low-maintenance garden, equipped with a large timber store/garden room, ideal for outdoor entertainment or storage.

The bathroom is well fitted with a shower over the bath, sink, and WC, offering all the conveniences you would expect in a modern family home. This property also benefits from UPVC double glazing and gas central heating with a recently installed boiler that benefits from an 11 year warranty, ensuring a cosy environment all year round.

Further enhancing the appeal of this home is the inclusion of a driveway, offering off-street parking, a sought-after feature in town centre locations. The property is also offered with no onward chain, enabling a smoother and quicker transaction.

In summation, this property offers a blend of comfort, convenience, and potential, making it an opportunity not to be missed.

Measurements

Lounge 3.79m X 4.57m Kitchen 2.91m X 2.85m Cloakroom 0.72m X 1.50m Lean to 4.42m X 2.89m Laundry Room 1.76m X 1.28m Bedroom 1 3.60m X 3.67m Bedroom 2 3.88m X 2.54m Bathroom 2.16m X 2.88m

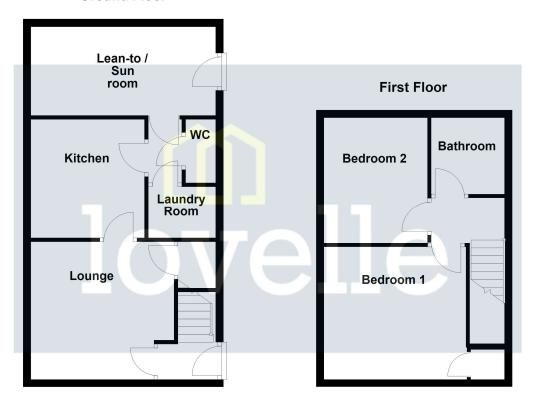
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Mobile and broadband

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

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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