

Buy. Sell. Rent. Let.


lovelle



Armstrong Place East, Grimsby



2



1



1

When it comes to
property it must be


lovelle



£92,500



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

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.

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.

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


lovelle

01472 251918

grimsby@lovelle.co.uk