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Abbey Drive West, Grimsby



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Offers over £219,950



This detached four-bedroom house, situated in a sought-after and quiet residential area with convenient access to local amenities, offers spacious and versatile rooms and is ideal for families, ambitious buyers or investors, featuring a characterful kitchen, two reception rooms, a garden, garage, driveway, and solar panels. with no forward chain and refurbishment potential at a competitive price.

Key Features

- UPVC Double Glazing
- Gas Central Heating
- 4 Bedrooms
- Detached House
- Drive & Garage
- Sought-After Location
- EPC rating C
- Tenure: Freehold





****NO CHAIN**** Lovelle brings to market this detached house for sale, a property that boasts a world of potential and is ripe for ambitious buyers or investors. This is an ideal opportunity to acquire a residence that offers generous and versatile room sizes at a competitive price, reflecting the minor modernisation works required.

This home is set in a sought-after, quiet residential area that enjoys convenient access to local amenities, public transport links, and nearby parks. This location is ideal for families looking for a peaceful yet well-connected setting.

The property includes four bedrooms, all with distinct features. The master bedroom features built-in wardrobes and is a spacious double room. The second bedroom is also a double, with built-in wardrobes and bright aspects that enhance its appeal. The third bedroom, another double, enjoys a tranquil garden view. Lastly, the fourth bedroom is a single room that also benefits from a garden view.

The house also offers a family bathroom, which includes built-in storage, a heated towel rail, WC, sink, and a bath with shower, there is also a separate downstairs WC for additional convenience.

The kitchen is truly the heart of this home, full of character and bathed in natural light which add to the uniqueness of the property. It offers plenty of worktop space and comes equipped with a washer, dishwasher, hob, and oven. Some of the kitchen appliances would need replacing, which is reflected in the appealing price of the property. An additional perk is the easy access to the garden from the kitchen, making it perfect for al fresco dining or entertaining.

Two reception rooms afford further space for relaxation or entertaining. Both rooms feature bay windows, with the first room also offering dual windows and an electric fire, creating a cosy yet spacious atmosphere.

Unique features of this property include UPVC double glazing, gas central heating, an enclosed garden, garage, driveway, and solar panels. The property also includes a watertight outhouse in the garden, perfect for storage. A significant point to note is that there is no forward chain, making it ideal for fast-tracked sales.

Whilst there is some refurbishment required, including the installation of new radiators, boiler, and wiring review, this property represents an excellent investment opportunity. The low price point for the size of the property reflects the work required but offers a magnitude of potential. This is a perfect opportunity for those looking to add value to a home in a desirable location. Total floor space 104 square metres (approximately).

Measurements

Kitchen 4.96m x 3.91m
 Reception room 1 3.32m x 5.58m
 Reception room 2 2.98m x 3.07m
 WC 1.19m x 1.19m
 Bedroom 1 2.98m x 3.49m
 Bedroom 2 3.32m x 2.78m
 Bedroom 3 2.24m x 3.96m
 Bedroom 4 2.43m x 2.71m
 Bathroom 2.15m x 1.95m
 Garage 2.63m x 5.24m

Disclaimer

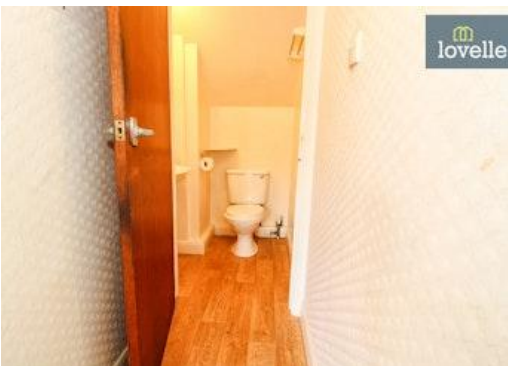
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Mobile & Broadband

It is advised that prospective purchasers visit [checker . Ofcom. org uk](http://checker.ofcom.gov.uk) to review available Wi-Fi 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.



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01472 251918

grimsby@lovelle.co.uk

