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Lister Street, Grimsby



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**£70,000**



This desirable two-bedroom terraced house, perfect for first-time buyers or investors, offers two spacious reception rooms, a bright kitchen, and modern features like UPVC double glazing and gas central heating, all in a convenient urban location.

### Key Features

- UPVC Double Glazing
- Gas Central Heating
- 2 Bedrooms
- Terraced House
- Close to Town Centre
- Enclosed Rear Garden
- EPC rating D
- Tenure: Freehold







Presenting a desirable terraced house for sale, nestled in a convenient urban location close to public transport links and local amenities. This property showcases two bedrooms, 2 spacious reception rooms, and a bright kitchen. The bedrooms are well-proportioned, with built-in wardrobes for additional storage.

This home is ideal for first-time buyers, investors, or families looking for a comfortable space to settle. The open-plan reception rooms provide ample space for both living and dining, creating a convivial atmosphere. The kitchen feels open & bright, and offers space for a washer and oven, making it a practical space for everyday living. It also has access to the enclosed garden

The property features UPVC double glazing and gas central heating, providing an efficient and cosy environment. Furthermore, this house was fitted with new windows, doors, and a boiler at the end of 2023, adding to its appeal & functions.

In summary, this is a fantastic opportunity to purchase a central-located property with great potential. Please do not hesitate to contact us for further information or to arrange a viewing.

## Measurements

Reception room 1 3.12m x 4.09m

Reception room 2 3.86m x 3.24m

Kitchen 2.77m x 3.74m

Bedroom 1 3.98m x 3.00m

Bedroom 2 3.24m x 2.44m

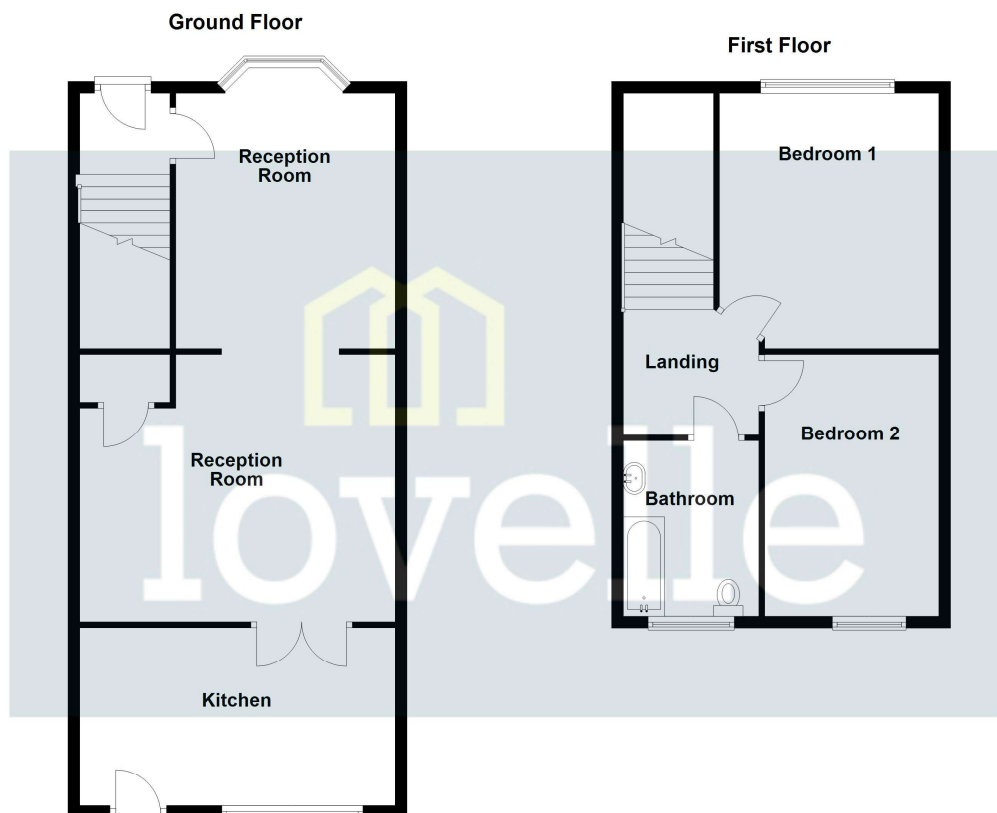
Bathroom 1.12m x 2.36m

## 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 & 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.

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