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lovell



Clifton Road, Grimsby



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When it comes to
property it must be


lovelle



£109,950

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This well-proportioned three-bedroom terraced house offers spacious living areas, a modern kitchen with garden access, and versatile accommodation close to public transport and amenities, making it an ideal choice for first-time buyers, families, or investors.

Key Features

- UPVC Double Glazing
- Gas Central Heating
- Terraced House
- 3 Bedrooms
- Convenient location
- Enclosed Garden
- EPC rating D
- Tenure: Freehold





****NO CHAIN ****

Lovelle brings to market a well-proportioned terraced house, boasting excellent potential and ideally situated close to public transport links and local amenities. This attractive property is ideally suited for first time buyers, families, or investors seeking a versatile home in a sought-after location.

The residence features two generous reception rooms, one benefitting from a charming bay window, creating a cosy atmosphere centred around a traditional mantelpiece, while the second offers a spacious area ideal for versatile family use. The kitchen is well laid out, enjoying an abundance of natural light and convenient access to the enclosed garden, with provisions for a washer, space for a cooker and fridge.

This accommodation comprises three bedrooms: two doubles—one with built-in wardrobes and a dressing table for added convenience—and a box room, perfectly suited as a nursery or office space. The bathroom is thoughtfully arranged with a bath and shower, WC, and sink to meet the needs of daily family life.

Additional unique features include UPVC double glazing and gas central heating throughout. Outside, residents enjoy on-street parking, an enclosed garden, and the bonus of an out house— a useful storage solution. Early viewing is highly recommended to appreciate the full potential of this inviting home.

Measurements

Kitchen 2.41m x 3.84m

Reception room 1 3.48m x 3.05m

Reception room 2 3.32m x 4.77m

Bathroom 1.71m x 1.88m

Bedroom 1 3.47m x 2.61m

Bedroom 2 3.34m x 3.09m

Bedroom 3 1.73m x 2.29m

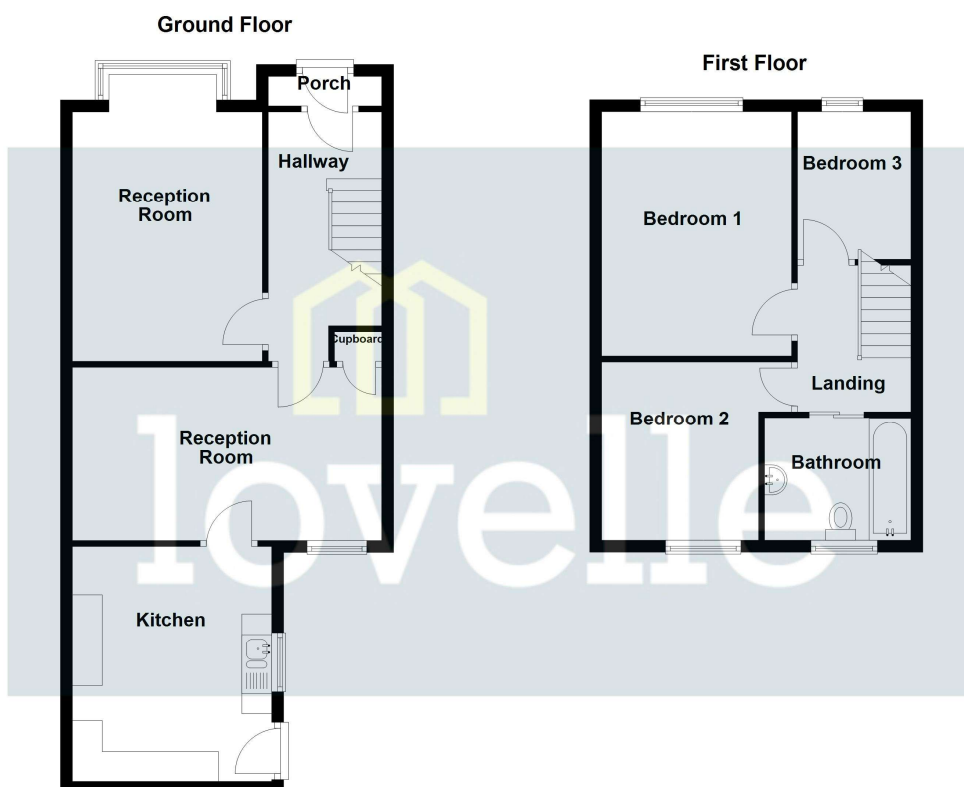
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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed 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 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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