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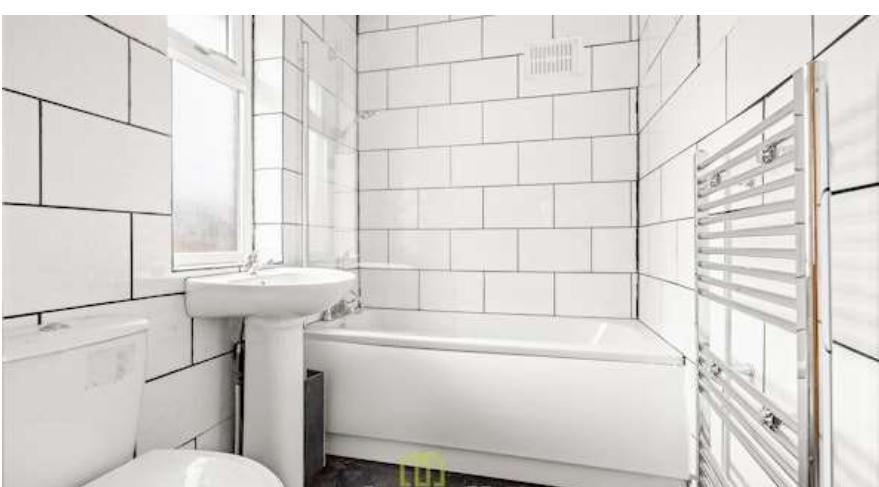


Marton Grove, Grimsby



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property it must be

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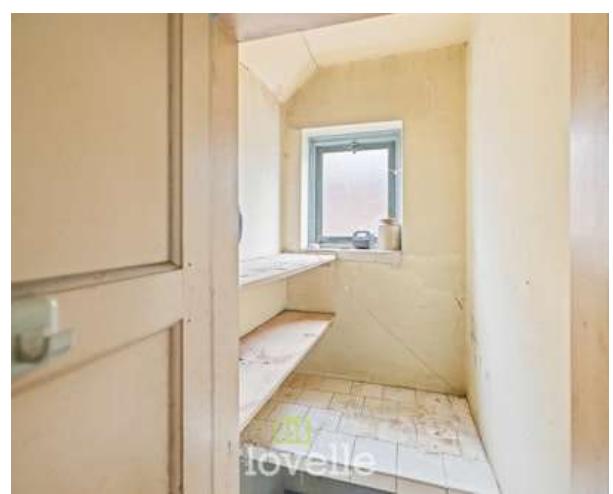
**£88,000**



This two-bedroom semi-detached house in Grimsby offers spacious living, a generous garden, and excellent transport links, and is offered with no chain, requiring renovation—ideal for buyers or investors looking to personalise a conveniently located home.

#### Key Features

- Semi-Detached House
- Two Bedrooms
- Lounge/Diner
- Kitchen & Bathroom
- uPVC DG & GCH
- No Chain
- EPC rating TBC
- Tenure: Freehold





For sale is this two-bedroom semi-detached house positioned on Marton Grove in Grimsby. The property features a spacious lounge diner with dual aspect windows, offering views over the front and rear gardens. The kitchen is equipped with fitted units, a cooker point, plumbing for a washing machine, and a handy pantry cupboard. Both bedrooms are doubles, and the bathroom includes a shower over the bath, sink, and WC. Additional features include gas central heating, uPVC double glazing, and a generous size garden. The property is offered with no chain and requires some renovation, presenting an opportunity for first-time buyers, investors, or families to personalise to their own taste.

The property benefits from excellent local amenities. Several schools are located nearby, including local primary and secondary options. Grimsby's main high street and a variety of shops and cafes can be accessed within a short drive.

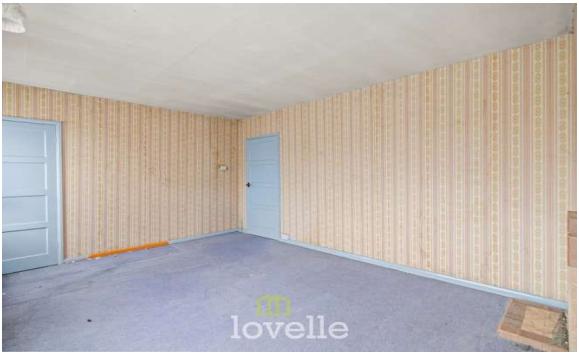
Public transport links are strong, with Grimsby Town railway station approximately two miles away. The station offers services to Cleethorpes, Lincoln, and Doncaster, with direct journeys to Lincoln taking around 55 minutes. Regular bus routes also serve the surrounding area for added convenience.

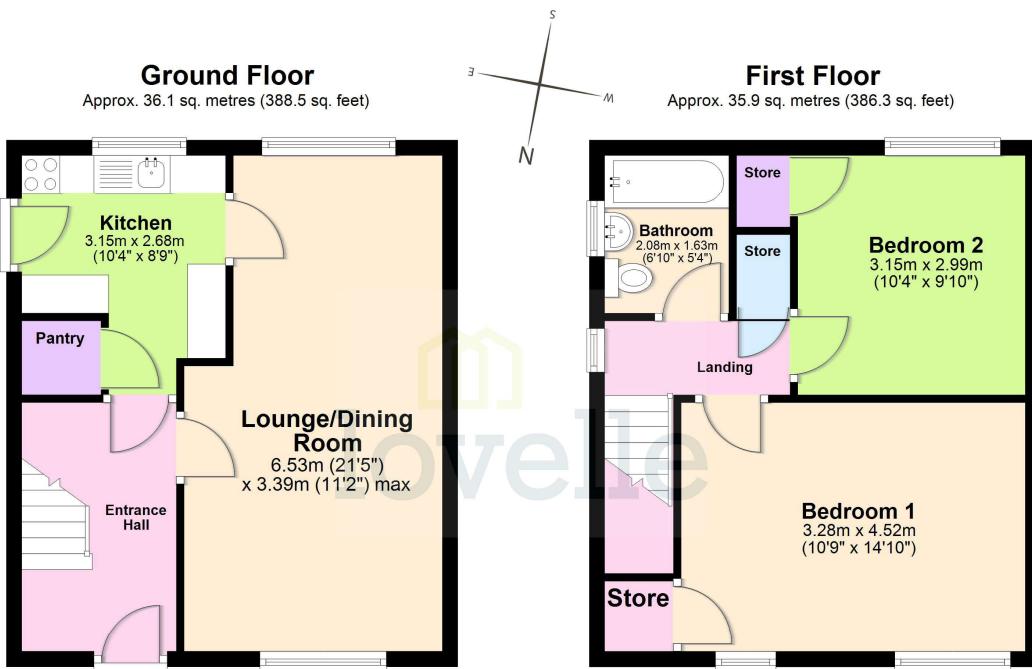
## Disclaimer

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.





**Total area: approx. 72.0 sq. metres (774.8 sq. feet)**

The provided floor plan is intended for general informational purposes only and may not accurately represent the exact dimensions, layout, or features of the property. The floor plan should not be relied upon for making decisions about purchasing, renting, or modifying the property. Actual measurements and features may vary. It is recommended that interested parties conduct a physical inspection of the property to verify the accuracy of the floor plan and obtain specific information about the property's condition, amenities, and any other relevant details.

Plan produced using PlanUp.

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