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Shaftesbury Avenue, Grimsby



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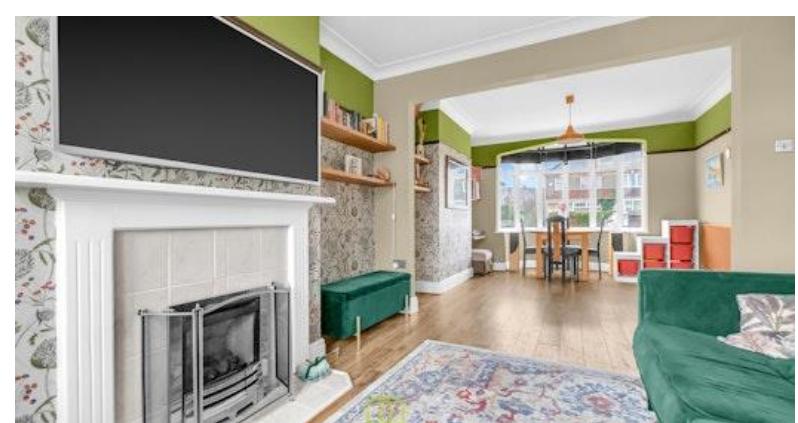
£174,950



A well-presented three-bedroom semi-detached house in a convenient Grimsby location, offering two reception rooms, a modern kitchen, contemporary bathroom, useful loft and garden storage, driveway parking, and easy access to schools, amenities, transport links and the town centre.

#### Key Features

- Semi-Detached House
- Well Presented Throughout
- Three Bedrooms
- Through Lounge/Diner
- uPVC DG & GCH
- Modern Kitchen & Bathroom
- EPC rating D
- Tenure: Freehold





This three-bedroom semi-detached house is offered for sale in a well-established residential area of Grimsby, conveniently placed for the town centre, local amenities and schools.

The property is approached via a driveway\* and opens into a welcoming entrance hall with a composite entrance door and useful under-stair storage. From here, doors lead to two reception rooms. The main lounge features a gas fire and direct access to the garden, creating a pleasant space for everyday living. Open-plan from the lounge and decorated to match is a dining room that benefits from a bay window, providing an additional flexible reception area.

The kitchen is fitted with modern units and incorporates a sink with 3 in 1 filtered instant boiling hot water tap, oven and gas hob, dishwasher, plumbing for a washing machine and space for a dryer, offering a practical and well-equipped workspace.

To the first floor there are three bedrooms. Bedroom one is a double room with built-in wardrobes. Bedroom two is also a double, while bedroom three is a single room currently suited to use as a child's bedroom. The landing provides loft access via drop-down ladders; the loft is partially boarded, providing useful additional storage.

The bathroom includes a bath with rainfall shower over, sink

with vanity unit, WC and aqua-boarded walls.

Outside, there is a pleasant garden with a large garden store, enhancing the external storage options.

The location offers good access to Grimsby town centre, with its range of shops, services and leisure facilities. Nearby are local amenities including convenience stores, cafes and everyday services. Families and first-time buyers will appreciate the proximity to nearby schools, as well as public transport links by bus connecting to central Grimsby, Cleethorpes and surrounding areas.

Grimsby Town railway station is accessible by a short drive or bus journey, providing services towards Manchester, Sheffield and Barton-on-Humber, making this a viable base for commuters requiring rail connections.

This gas central heated and uPVC double glazed semi-detached house represents a practical home in a convenient Grimsby location, suitable for first time buyers and families looking to be close to schools, amenities and transport links.

## 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

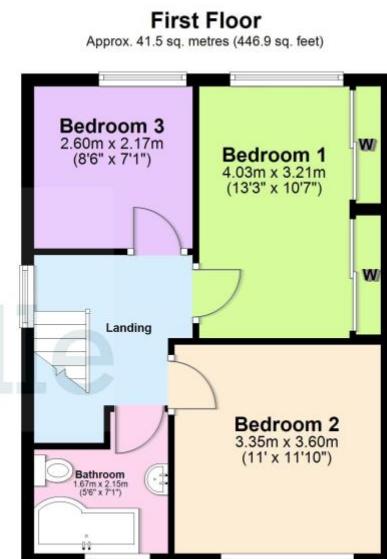
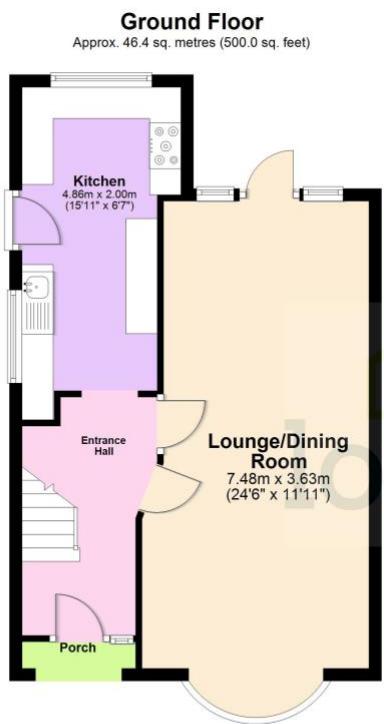
It is advised that prospective purchasers visit [checker.ofcom.org.uk](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.

## Driveway\*

Whilst the front garden is utilised as a driveway/off-road parking, we must advise that there is no 'dropped curb' and

permission must be granted by the council who will install a dropped curb at a cost to the homeowner at that time if approved. It is advised for prospective purchasers to discuss this with their legal representative.





Total area: approx. 88.0 sq. metres (946.8 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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