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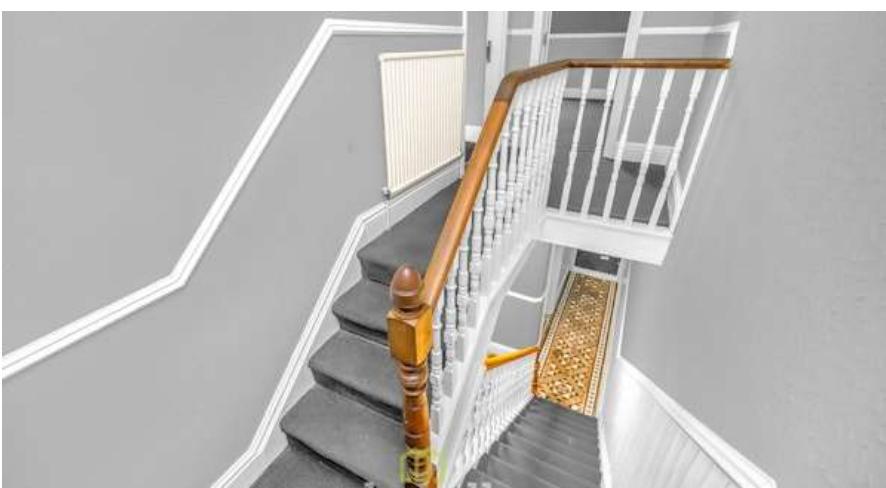


Legsby Avenue, Grimsby

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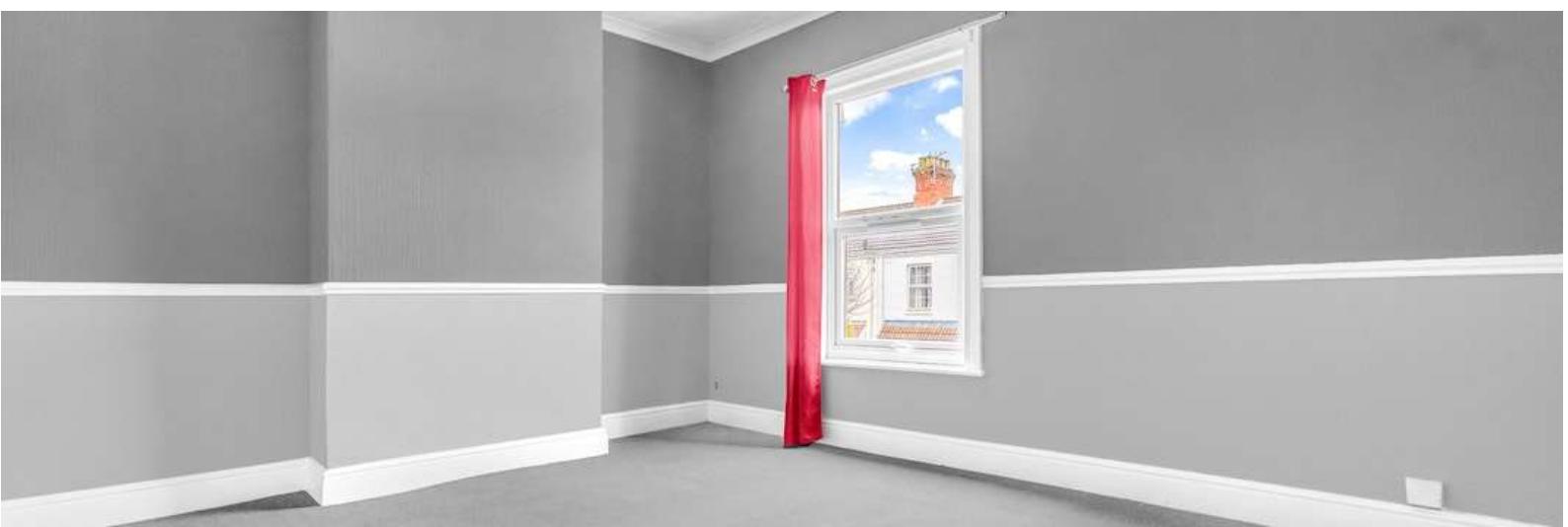
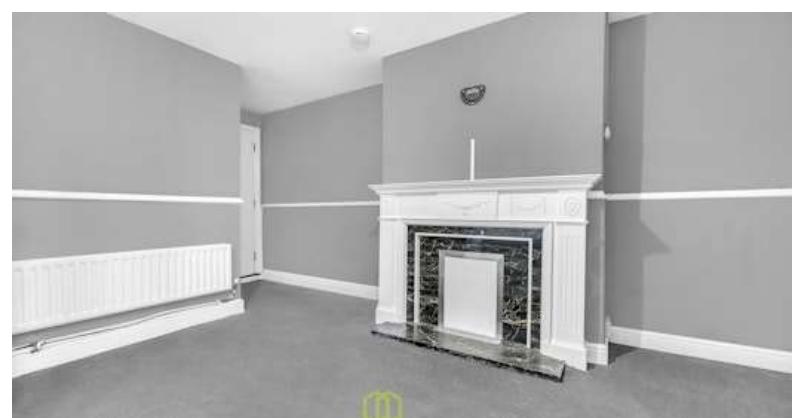
£109,950



A three-bedroom mid-terrace house in a central Grimsby location, offering three reception rooms, modern kitchen, upstairs bathroom, front and rear gardens, flexible layout potential for families or investors, all sold with no onward chain and convenient access to town centre amenities and transport links.

#### Key Features

- Terraced House
- Spacious Family Home
- Potential for HMO
- Three - Five Bedrooms
- Lockable Fire Doors
- Emergency Lighting
- EPC rating D
- Tenure: Freehold





This three-bedroom terraced house is offered for sale in a central Grimsby location, close to the town centre, local amenities and public transport links. The property provides flexible accommodation suited to both families and investors, with potential for use as an HMO.

On the ground floor there are three reception rooms. The main lounge features a bay window. A separate sitting room offers an additional living area. The dining room provides access to a cloakroom with WC and sink, enhancing practicality. The kitchen is fitted with modern units, includes dining space, and has doors opening to the rear garden.

Upstairs, there are three spacious bedrooms and a bathroom fitted with bath, sink and WC. The property benefits from uPVC double glazing, gas central heating, wired emergency lighting, fire alarms and lockable fire doors to each of the five potential bedrooms, supporting HMO potential. There are front and rear gardens, offering outdoor space in this town centre setting. The property is marketed with no chain.

Legsby Avenue is well placed for Grimsby town centre, with its shops, supermarkets and services. Nearby parks provide green space for recreation, and local schools are within easy reach, making the area practical for families. Grimsby Town railway station is accessible from the property, offering services towards Cleethorpes, Manchester and beyond, with connections for commuting or leisure travel. Regular bus routes run through the surrounding area, linking neighbouring districts and facilities.

## 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.





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01472 251918  
grimsby@lovelle.co.uk