



50 Frederick Street, Grimsby, North East Lincolnshire, DN31 1XF
£85,000

Key Features:

- Two bedroom mid terrace property
- Town centre location
- Close to amenities and schools
- Lounge, kitchen diner, two double bedrooms and bathroom
- Gardens to the front and rear
- Parking forecourt at the rear

Located just off the town centre, this two bedroom mid terrace home offers well presented accommodation comprising; an entrance hall, lounge, kitchen diner, and to the first floor two double bedroom and a bathroom. The property benefits from a new gas central heating system and part new uPVC double glazing installed in recent years. Externally, there are gardens to the front and rear, with on street parking available, plus a parking forecourt situated behind the property. Conveniently placed for local amenities, schools, transport links, and the town centre itself, the property would suit first time buyers, small families and investors alike.



ENTRANCE HALL

14'8" x 5'9" (4.49 x 1.77)

With a built-in storage cupboard, and staircase to the first floor.

LOUNGE

11'8" x 11'6" (3.57 x 3.51)

With a front aspect window.

KITCHEN DINER

17'5" x 11'5" (5.33 x 3.48)

Fitted with a range of white gloss units, contrasting worktops incorporating a stainless steel sink, built in oven, gas hob with extractor over, and space for further appliances. Rear aspect window, and entrance door.

FIRST FLOOR LANDING

With a built-in storage cupboard and access to the loft.

BEDROOM 1

14'7" x 10'10" (4.47 x 3.32)

To front aspect, with a built-in wardrobe.

BEDROOM 2

12'5" x 8'9" (3.79 x 2.67)

A second double bedroom, to rear aspect.

BATHROOM

8'5" x 5'4" (2.59 x 1.65)

Fitted with a pedestal basin, WC, and panelled bath with shower over. Heated towel rail.

TENURE

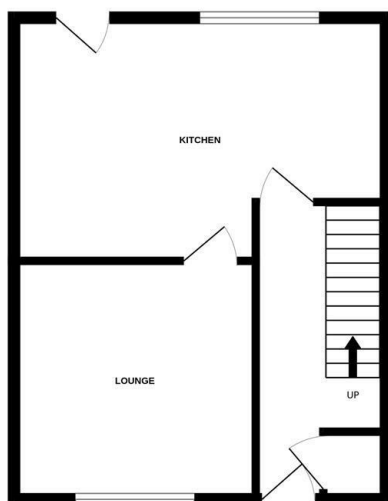
FREEHOLD

COUNCIL TAX

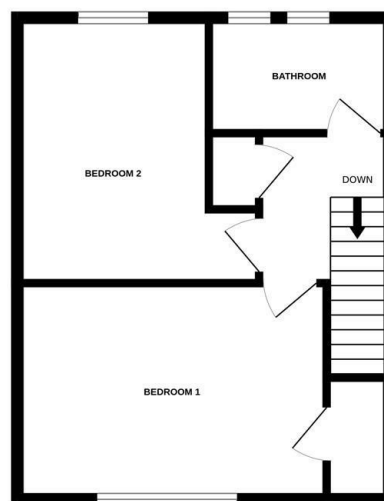
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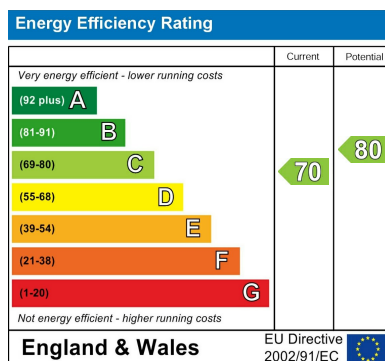
GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 790 sq.ft. (73.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

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