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Cherry Tree Crescent, Grimsby



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lovelle



**£199,950**

A modern three-bedroom semi-detached house for sale in a sought-after Grimsby location, featuring a well-equipped dining kitchen with integrated appliances, lounge, modern bathroom, boarded loft, pleasant garden with driveway parking, gas central heating, uPVC double glazing, no onward chain, and convenient access to schools, amenities, transport links and outdoor spaces.

#### Key Features

- Semi-Detached House
- Three Bedrooms
- Modern Kitchen/Diner
- Spacious Lounge
- Modern Bathroom
- Landscaped Gardens, Driveway
- EPC rating C
- Tenure: Freehold



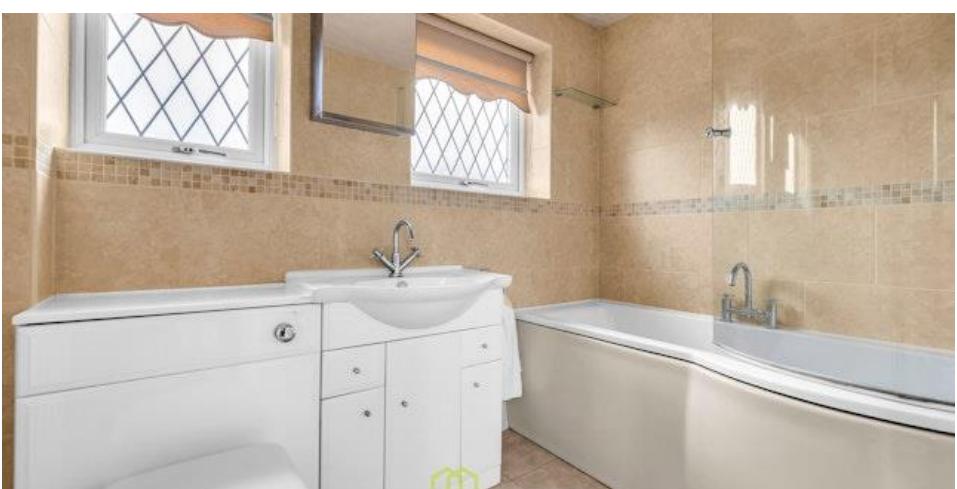
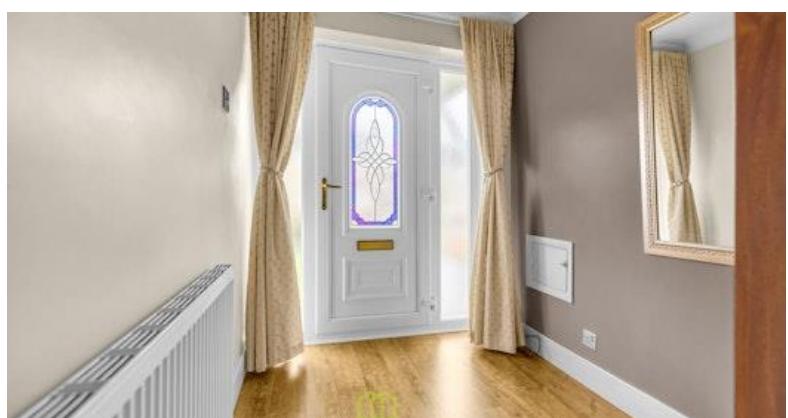
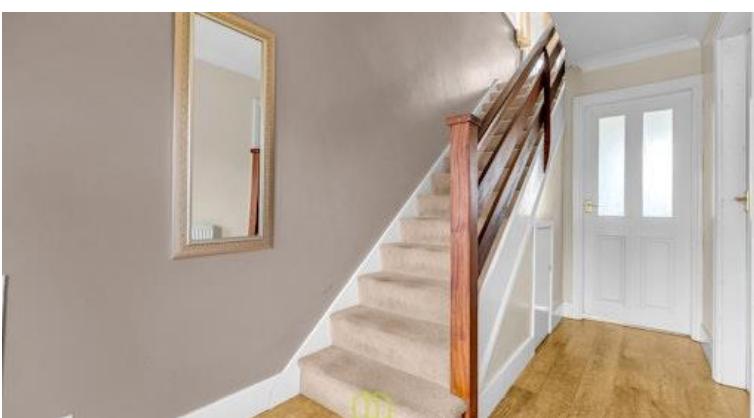
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1



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Lovelle offer this three-bedroom semi-detached house in a sought-after residential area on the outskirts of Grimsby, well positioned for local amenities, schools and transport links.

The property opens into a welcoming hallway leading to a lounge with fire surround, providing a comfortable main reception space. The impressive kitchen offers a real focal point, fitted with modern units and including a hob, oven, microwave, fridge freezer, dishwasher and washing machine. There is space for dining and doors leading directly to the garden, creating a practical layout for day-to-day living.

Upstairs are three bedrooms: two doubles and a single, making the home suitable for first-time buyers and families. The bathroom is nicely tiled and features a shower over the bath, sink and WC with vanity units, and a towel radiator. From the landing, loft ladders give access to a boarded loft with light and boiler, adding useful storage space.

Externally, the property benefits from a pleasant garden and a driveway, providing off-road parking. The house also features gas central heating and uPVC double glazing, and is offered with no chain.

The location provides convenient access to nearby schools and everyday local amenities, including shops and services in the Grimsby area. There are established walking and cycling routes nearby, as well as green spaces within a short distance, making the area attractive for those who enjoy outdoor activities.

Public transport links are readily available, with regular bus services connecting to Grimsby town centre and surrounding areas. Grimsby Town railway station, accessible within a short drive or bus journey, offers services towards Cleethorpes, Manchester and other regional destinations, making commuting and leisure travel straightforward.

#### 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.

## Agent note

Whilst a Grant of Probate has been formally applied for, the sellers do require receipt of the Grant prior to completion of the sale. We are advised the average time for a Grant of Probate to be issued is 11 weeks from the date of application. Prospective purchasers must consider and factor this into their required timescales.





Total area: approx. 74.1 sq. metres (797.1 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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