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Phyllis Avenue, Grimsby



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When it comes to
property it must be


lovelle



£145,000



An immaculate three-bedroom terraced house for sale in a quiet Grimsby cul-de-sac, offering two spacious reception rooms, a modern kitchen and bathroom, driveway parking with EV charger, and a landscaped rear garden, all within easy reach of schools, amenities and public transport links.

Key Features

- Mid terraced house
- Immaculate property
- Three bedrooms & Two reception rooms
- Modern Bathroom & kitchen
- Landscaped garden & driveway
- uPVC DG & GCH, EV Charger
- EPC rating D
- Tenure: Freehold





Lovelle offer to market this immaculate three-bedroom terraced house located in a popular cul-de-sac position in Grimsby, offering spacious accommodation with convenient access to local amenities, schools and public transport links.

Entered via a composite entrance door, the welcoming hall leads to two reception rooms and the kitchen. The front reception room is a lounge with a bay window, feature fire and stylish presentation, providing a comfortable space for everyday living. To the rear, the second reception room is a living/dining room which is well presented and flows directly off the kitchen, creating a practical layout for dining and family use.

The kitchen is fitted with wall and base units, a sink, oven and hob, and benefits from plumbing for both a washing machine and a dishwasher. To the first floor, there are three bedrooms: two double bedrooms and a further spacious bedroom, offering flexibility for families or home working. The modern bathroom includes a separate shower, bath, sink and WC; the sink is set within a vanity unit, providing useful storage.

Externally, the property features a driveway providing off-road parking for multiple cars, together with an EV charger. To the rear, there is a beautiful, well-stocked and landscaped garden, offering an attractive outdoor area for relaxation or play. The property also benefits from uPVC double glazing and gas central heating.

The house is well placed for nearby schools in the Grimsby area, making it suitable for families. Local amenities, including shops and everyday services, are accessible within a short distance, contributing

to the convenience of the location.

Public transport links are readily available. Grimsby Town railway station provides services towards destinations such as Cleethorpes, Barton-on-Humber and connections to further mainline routes, with journey times to Cleethorpes typically around 10 minutes and to Barton-on-Humber around 40-45 minutes via connecting services. Bus routes in the area offer links across Grimsby and to surrounding communities, supporting commuting, shopping and leisure travel.

With its combination of multiple reception rooms, modern bathroom, driveway with EV charger and a landscaped garden, this three-bedroom terraced house for sale in Grimsby will appeal in particular to first-time buyers and families seeking well-presented, practical accommodation in a residential cul-de-sac setting.

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 in order to review available wifi speeds and mobile connectivity at the property.





Total area: approx. 87.7 sq. metres (944.1 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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