



## 62 AINSLIE STREET

GRIMSBY, DN32 0LY

£70,000  
FREEHOLD

A substantial three-bedroom semi-detached property requiring renovation throughout, ideally suited to investors and cash buyers. Offering three reception rooms, off-road parking, and potential for buy-to-let or HMO use (subject to permissions), the property is conveniently located close to Grimsby Town Centre and People's Park. Cash buyers only due to signs of subsidence affecting the rear extension.



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## DESCRIPTION

FOR SALE BY PRIVATE TREATY – CASH BUYERS ONLY

An excellent opportunity to acquire a substantial three-bedroom semi-detached property situated in a popular residential location close to Grimsby Town Centre and People's Park.

Offering spacious accommodation throughout, the property comprises three reception rooms, a kitchen, three well-proportioned bedrooms and a family bathroom. Requiring a comprehensive scheme of renovation and modernisation, the property presents significant scope for improvement and value enhancement.

The property is considered particularly suitable for investors seeking a buy-to-let opportunity or potential HMO conversion, subject to obtaining all necessary consents and approvals.

Prospective purchasers should note that signs of subsidence have been identified affecting the rear extension of the property. As a result, the property is offered to cash buyers only.

Externally, the property benefits from off-road parking for two vehicles to the front, together with an additional secure side parking space, providing excellent parking facilities rarely found with similar properties.

Conveniently located within easy reach of local amenities, schools, transport links, Grimsby Town Centre and People's Park, this is an ideal investment project offering considerable potential.

Viewing is highly recommended to fully appreciate the size, position and development potential of the accommodation on offer.

## ENTRANCE HALLWAY

## LOUNGE

## DINING ROOM

## SITTING ROOM

## BREAKFAST KITCHEN

## FIRST FLOOR HALLWAY

## BEDROOM ONE

## BEDROOM TWO

## BEDROOM THREE

## BATHROOM

## GARDENS AND OFF ROAD PARKING



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### ADDITIONAL INFORMATION

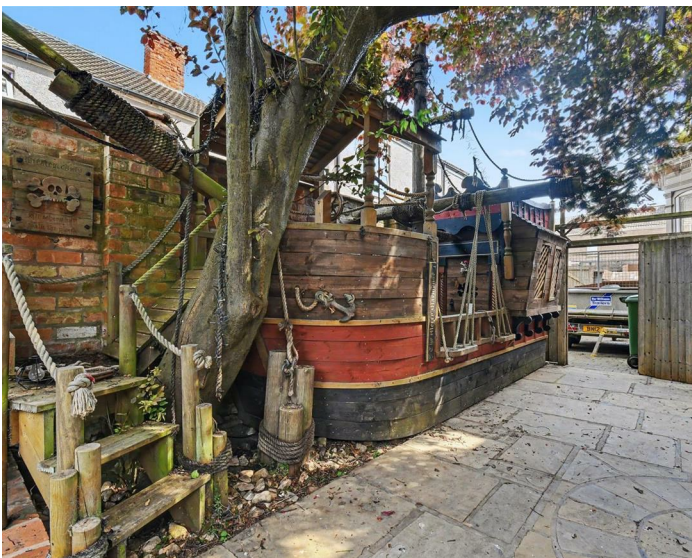
**Local Authority –**

**Council Tax – Band B**

**Viewings – By Appointment Only**

**Floor Area – sq ft**

**Tenure – Freehold**



Approximate Gross Internal Area  
128.10 sq m / 1378.85 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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