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Abbey Drive West, Grimsby



When it comes to
property it must be


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OIRO £219,950

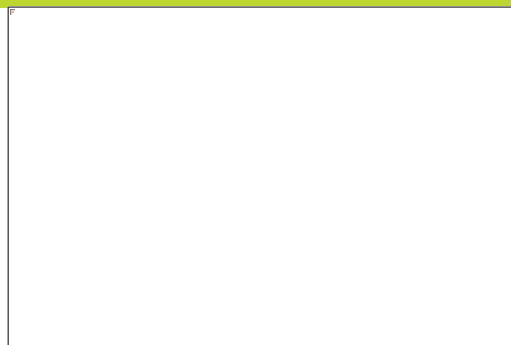
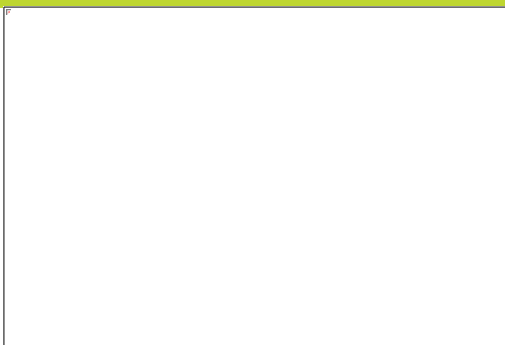


This detached four-bedroom house, situated in a sought-after and quiet residential area with convenient access to local amenities, offers bright, spacious and versatile rooms ideal for families, buyers or investors. This is an ideal, featuring a characterful kitchen, two reception rooms, gardens, garage, driveway and solar panels, with no forward chain at a competitive price.

Key Features

- UPVC Double Glazing
- Gas Central Heating
- 4 Bedrooms
- Detached House
- Drive & Garage
- Sought-After Location
- EPC rating C
- Tenure: Freehold





****NO CHAIN**** Lovelle brings to market this detached house for sale, a property that boasts a world of potential and is ripe for ambitious buyers or investors. This is an ideal opportunity to acquire a residence that offers generous and versatile room sizes at a competitive price for this location.

This home is set in a sought-after, quiet residential area that enjoys convenient access to local amenities, public transport links, and nearby parks. This location is ideal for families looking for a peaceful yet well-connected setting.

The property includes four good sized bedrooms, all with distinct features. The master bedroom features built-in wardrobes and is a spacious double room. The second bedroom is also a double, with built-in wardrobes and bright aspects that enhance its appeal. The third bedroom, another double, enjoys a tranquil garden view. Lastly, the fourth bedroom is a single room that also benefits from a garden view.

The house also offers a family bathroom, which includes built-in storage, a heated towel rail, WC, sink, and a bath with shower, there is also a separate downstairs WC for additional convenience.

The kitchen is truly the heart of this home, full of character and bathed in natural light which add to the uniqueness of the property. It offers plenty of worktop space and comes equipped with a washer, dishwasher, hob, and oven. Some of the kitchen appliances would need replacing, which is reflected in the appealing price of the property. An additional perk is the easy access to the garden from the kitchen, making it perfect for al fresco dining or entertaining.

Two reception rooms afford further space for relaxation or entertaining. Both rooms feature bay windows, with the first room also offering dual windows and an electric fire, creating a cosy yet spacious atmosphere.

Unique features of this property include UPVC double glazing, gas central heating, an enclosed garden, garage, driveway, and solar panels. The property also includes a watertight outhouse in the garden, perfect for storage. A significant point to note is that there is no forward chain, making it ideal for fast-tracked sales.

Whilst requiring some modernisation, including the installation of new radiators, boiler, and wiring review, this property represents an excellent investment opportunity. The low price point for this generously sized property reflects the modernisation required but offers a magnitude of potential. This is a perfect opportunity for those looking to add value to a home in a desirable location. Total floor space 104 square metres (approximately).

Measurements

Kitchen 4.96m x 3.91m

Reception room 1 3.32m x 5.58m

Reception room 2 2.98m x 3.07m

WC 1.19m x 1.19m

Bedroom 1 2.98m x 3.49m

Bedroom 2 3.32m x 2.78m

Bedroom 3 2.24m x 3.96m

Bedroom 4 2.43m x 2.71m

Bathroom 2.15m x 1.95m

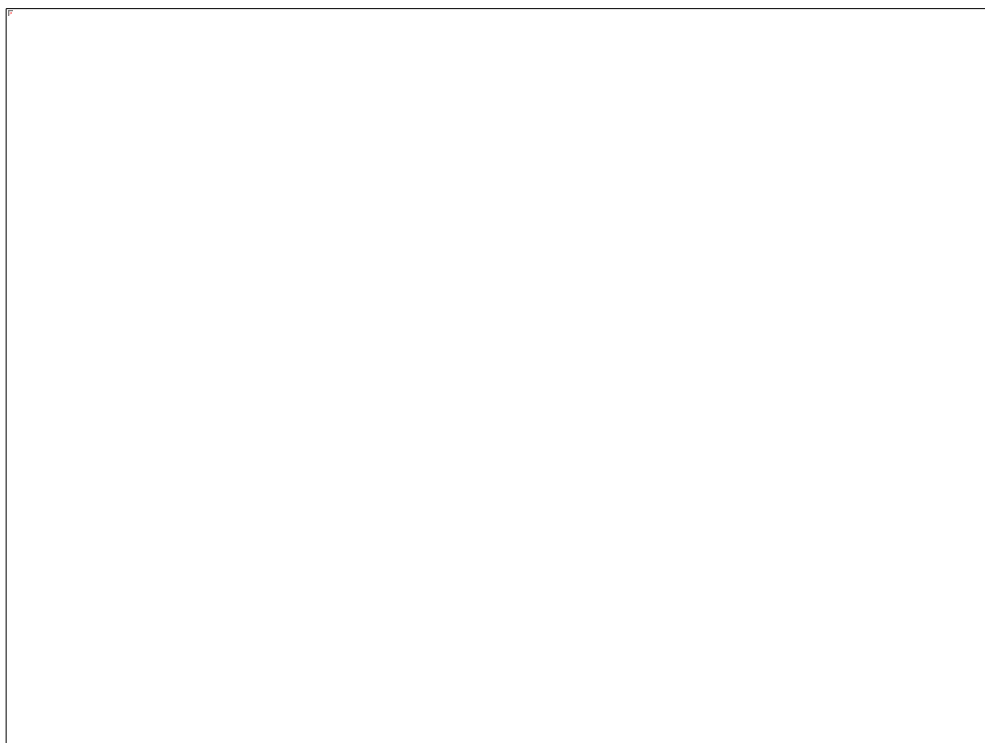
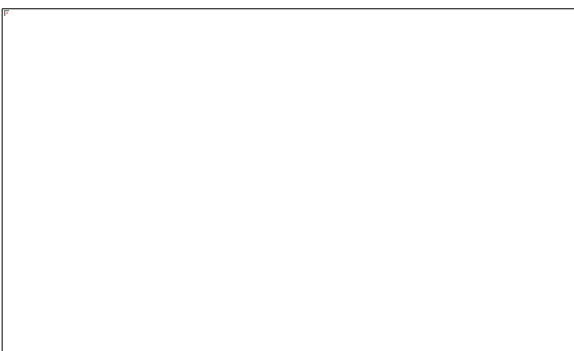
Garage 2.63m x 5.24m

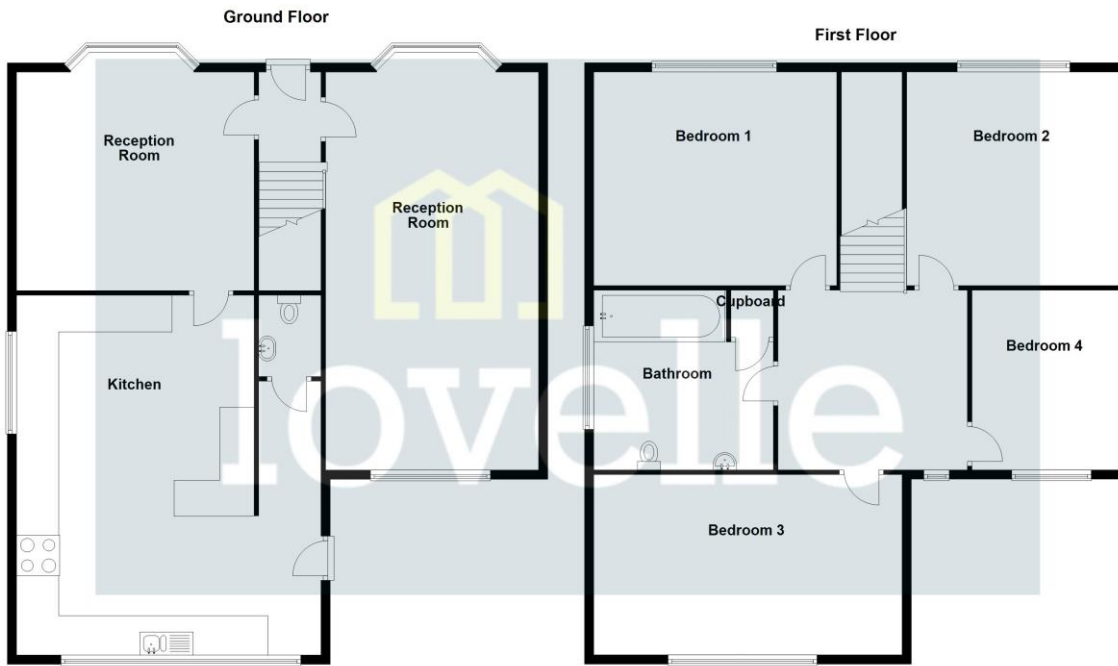
Disclaimer

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.

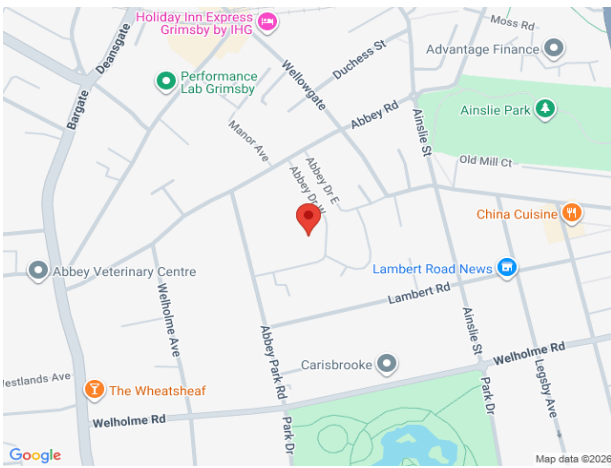
Mobile & Broadband

It is advised that prospective purchasers visit checker.ofcom.org.uk to review available wifi speeds and mobile connectivity at the property.





Please be advised that the floor plan is not drawn to scale and items such as window placements and bathroom/kitchen fixtures are not accurate, the plans are not to be relied upon and are to be used for illustrative purposes only.
Plan produced using PlanUp.



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