

3 Hargrave Street

Grimsby, DN31 2RA



OFFERS IN THE REGION OF
£78,000

3

Bedrooms

1

Reception

1

Bathroom

853 sq ft

Approx.

Spacious 3-Bedroom Home

A well-maintained and improved home with a large reception room, separate kitchen, ground-floor bathroom and good-sized rear garden. Vacant and offered with no onward chain.

Freehold • EPC C • Council Tax Band A • Gas central heating • Double glazing • New carpets & laminate flooring • New rear fence

Property Overview

This spacious three-bedroom freehold home offers approximately 79.3 sq m (853 sq ft) of accommodation. The entrance porch leads into the hallway and a particularly spacious reception room measuring approximately 22'10" × 13'. The reception room benefits from two large double-glazed windows, natural light, new flooring and two double-panel radiators.

The separate kitchen has a large window, ceiling spotlights, laminate flooring, cooker and extractor hood, plus a centrifugal ventilation fan beside the boiler. The ground-floor bathroom includes a bath with shower over, WC and wash basin. Upstairs are three well-proportioned bedrooms, each with large windows, carpets and central heating.

Outside is a good-sized rear garden with newly installed fencing. Street parking is available.

Key Features

✓ Spacious three-bedroom home	✓ Approx. 853 sq ft / 79.3 sq m
✓ Large reception room — approx. 22'10" × 13'	✓ Large double-glazed windows throughout
✓ Ground-floor bathroom	✓ Separate kitchen with ceiling spotlights & extractor
✓ Gas central heating with double-panel radiators	✓ New carpets and laminate flooring
✓ Good-sized rear garden with new fence	✓ EPC Rating C
✓ Council Tax Band A	✓ Freehold
✓ Vacant — no onward chain	✓ Potential for quick completion, subject to the usual legal and mortgage processes

Photo Gallery



Kitchen



Bedroom 1



Bedroom 2



Bedroom 3



Ground-floor bathroom



First-floor corridor



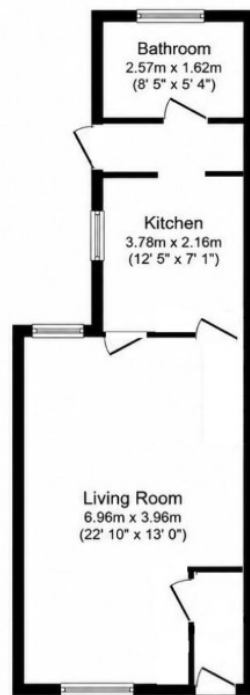
Front exterior



Rear garden / new fence

Floor Plan & Measurements

Approximate total floor area: 79.3 sq m (853 sq ft)



Ground Floor

Floor area 43.1 sq.m. (464 sq.ft.)



First Floor

Floor area 36.2 sq.m. (389 sq.ft.)

TOTAL FLOOR AREA: 79.3 sq.m. (853 sq.ft.) approx.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Sale Information

Offers in the region of £78,000 • Freehold • Vacant possession • No onward chain. Potential for a quick and straightforward completion, subject to conveyancing, buyer circumstances and any mortgage arrangements.

Property particulars prepared for marketing purposes. Buyers should satisfy themselves as to the condition, dimensions, services, tenure and other details before proceeding.