



**FARROW**  
ESTATE AGENTS



165 Rutland Street, Grimsby, DN32 7ND  
Offers over £60,000

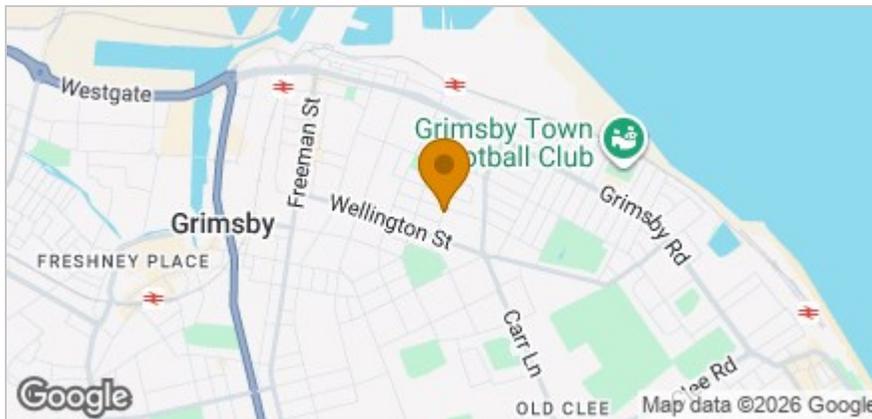


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## Floor Plan



## Area Map



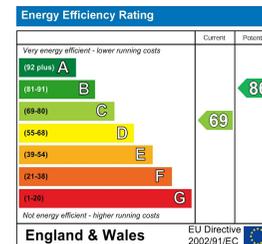
## Accommodation

- Ideal For First Time Buyers / Investors
- Chain Free Vendor
- Ready To Move Straight Into
- Spacious Open Plan Reception Room
- Three Good Sized Bedrooms
- Short Walk To Amenities
- Gas Central Heating & uPVC Windows
- Easy Access To Grimsby & Cleethorpes Town Centres
- Low Maintenance Rear Garden
- Council Tax Band A

## Viewing

Please contact our Farrow Estate Agents Office on 01472 355864 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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