

Buy. Sell. Rent. Let.



Fortuna Way, Aylesby Park, Grimsby



When it comes to  
property it must be

  
**lovelle**



**£205,000**



A three-bedroom detached bungalow in a popular residential area of western Grimsby, offering a generous plot with driveway, garage and enclosed garden, uPVC double glazing and gas central heating, and providing good access to local amenities and transport links, while requiring modernisation to suit a buyer's tastes.

#### Key Features

- Detached Bungalow
- Three Bedrooms
- Lounge & Kitchen
- Bathroom
- uPVC DG & GCH
- Driveway & Garage
- EPC rating TBC
- Tenure: Freehold





This three-bedroom detached bungalow is for sale in a popular residential area on the outskirts of Grimsby, offering a generous plot with driveway, garage, and a pleasant enclosed garden.

Accommodation comprises an oak-faced kitchen fitted with oven and hob, sink, and plumbing for a washer. There is one reception space, a spacious lounge, a bathroom with walk-in shower, WC and sink with vanity units, and three bedrooms. The home benefits from uPVC double glazing and gas central heating.

Located on the western side of Grimsby, the bungalow is well placed for local amenities including supermarkets, everyday shops and healthcare facilities in the surrounding neighbourhoods. There are several green spaces and established walking routes nearby, with easy access to parks and recreational areas around Grimsby and neighbouring villages.

Public transport links are available via local bus routes connecting into Grimsby town centre and onwards to Cleethorpes. Grimsby Town railway station, reachable in around 10-15 minutes by car or bus depending on traffic, offers services to destinations such as Lincoln, Barton-on-Humber and Doncaster, with connections to wider national routes.

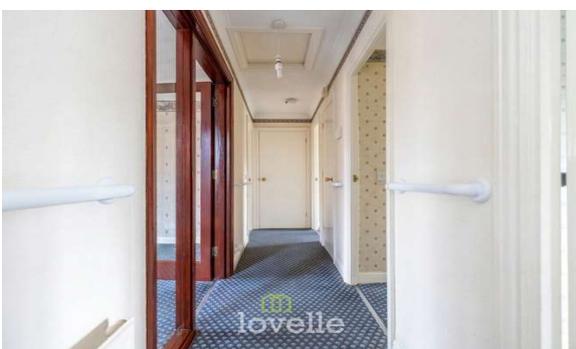
The location is suitable for families and retirees, with schools, local services and leisure facilities accessible within a short drive. This detached bungalow represents a practical option for those seeking a single-storey home in Grimsby with scope for improvement.

## 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.

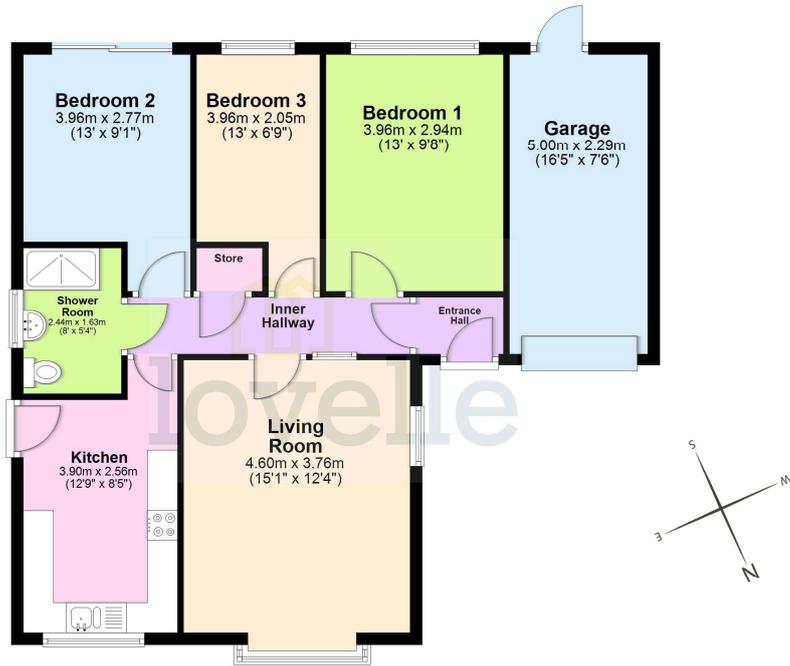
## Mobile and broadband

It is advised that prospective purchasers visit [checker.ofcom.org.uk](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.



### Ground Floor

Approx. 82.0 sq. metres (883.0 sq. feet)



Total area: approx. 82.0 sq. metres (883.0 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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01472 251918

grimsby@lovelle.co.uk