



**FARROW**  
ESTATE AGENTS



110 Park Street, Grimsby, DN32 7NT

Asking price £75,000

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# 110 Park Street

Grimsby, DN32 7NT

- Great Investment Opportunity
- Spacious Three Bedroom First Floor Flat
- Recently Refurbished To A Good Standard
- Gas Central Heating & Double Glazed Units
- Spacious Kitchen / Breakfast Room
- Chain Free Vendor Looking For A Quick Sale
- Secured & Gated Off Road Parking
- Popular Schools Catchment Area
- Easy Access To Cleethorpes Sea Front
- Short Walk To Local Amenities

Farrow Estate Agents are delighted to bring to the market this attractive and spacious three bedroom First Floor Flat situated within close proximity to a wide range of amenities, regular bus services and in catchment of well regarded schools.

Offered with no onward chain and recently renovated to a good standard, this would make the perfect purchase for any investor looking to add to their portfolio or family looking to downsize.

This spacious property boasts a generous 189-year lease and a peppercorn ground rent, ensuring peace of mind for years to come.

Internal accommodation comprises: generous sized hallway serving three good sized bedrooms, rather large lounge with plenty of space for furniture, fitted kitchen / diner with array of units and ample space for appliances and a well equipped bathroom.

Externally, there is a spacious and secured courtyard surrounded by a 2m high solid brick wall and secure lockable steel gates.

Furthermore, the property is fitted with uPVC double glazed windows and well as a gas central heating system, ensuring a comfortable living environment throughout the seasons .

Additionally, there is "plenty of parking space for a car, or a large van, which adds to the convenience of this delightful property.



**Bedroom 1** 14'8 x 12'1 (4.47m x 3.68m)

**Bedroom 2** 13'11 x 8'9 (4.24m x 2.67m)

**Bedroom 3** 10'4 x 9'2 (3.15m x 2.79m)

**Living Room** 17'1 x 13'11 (5.21m x 4.24m)

**Kitchen / Diner** 177 x 12'1 (53.95m x 3.68m)

**Bathroom** 8'1 x 6'3 (2.46m x 1.91m)

**Secured & Gated Courtyard**



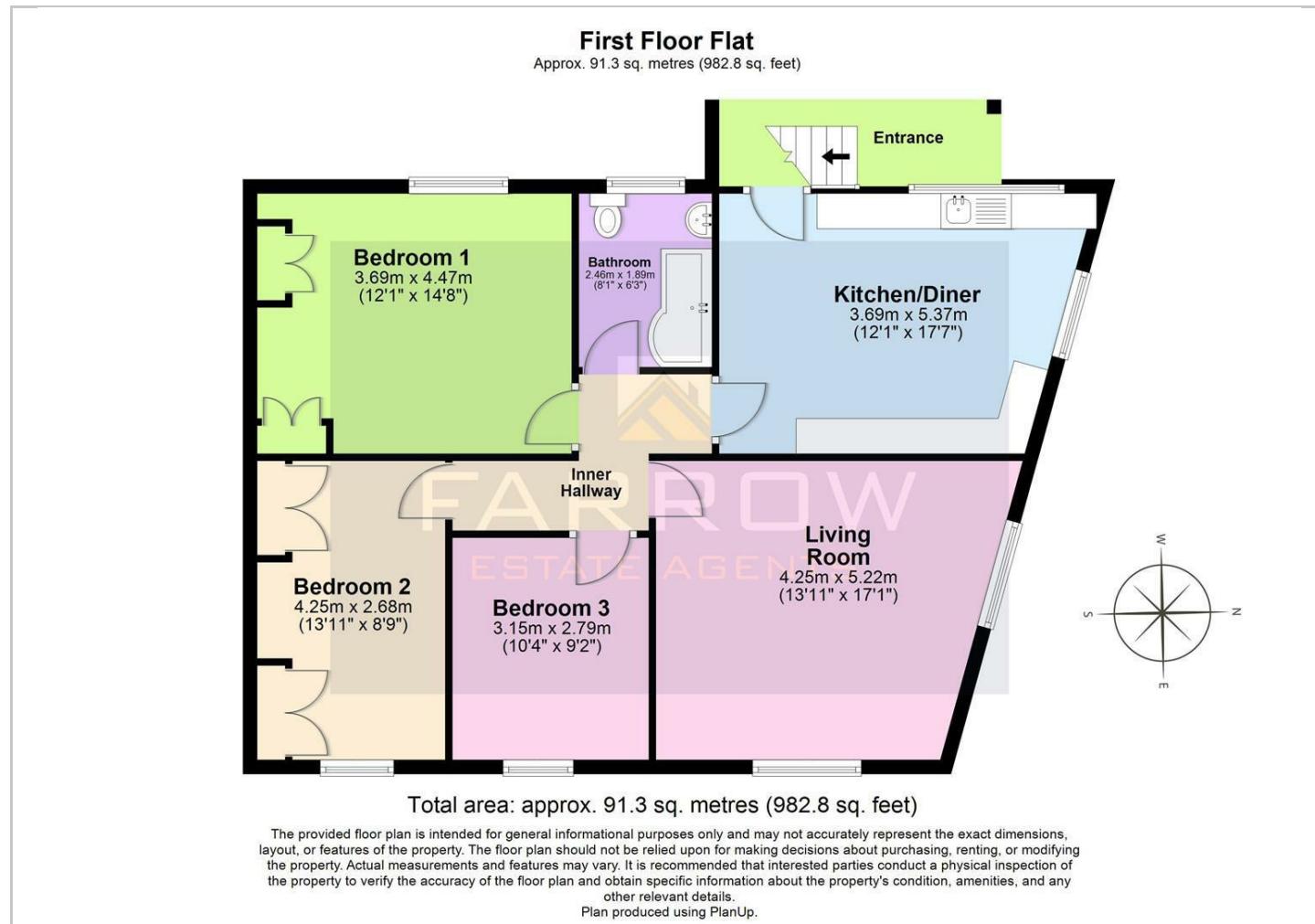
## Directions

Park Street is located just off Fiveways Roundabout in the popular Coastal resort of Cleethorpes. It is an established residential area that is convenient for a plethora of amenities. There are a multitude of shops and eateries located on Grimsby road which is only a short 2 minute walk away, as well as a regular bus service providing access to both Grimsby and Cleethorpes town centres with there many attractions and amenities. Cleethorpes Beachfront is only a short 10 minute walk, making it ideal for buyers to enjoy the beach with its many attractions, bars, boutique shops and café culture. Schooling is well served at KS1 and KS2 by Reynolds Academy which is only a 200m walk away, making it really convenient for young families. KS3 is provided by the nearby 'Havelock Academy' and 'Cleethorpes Academy' both of which are only a 15 minute walk or 5 minute drive.

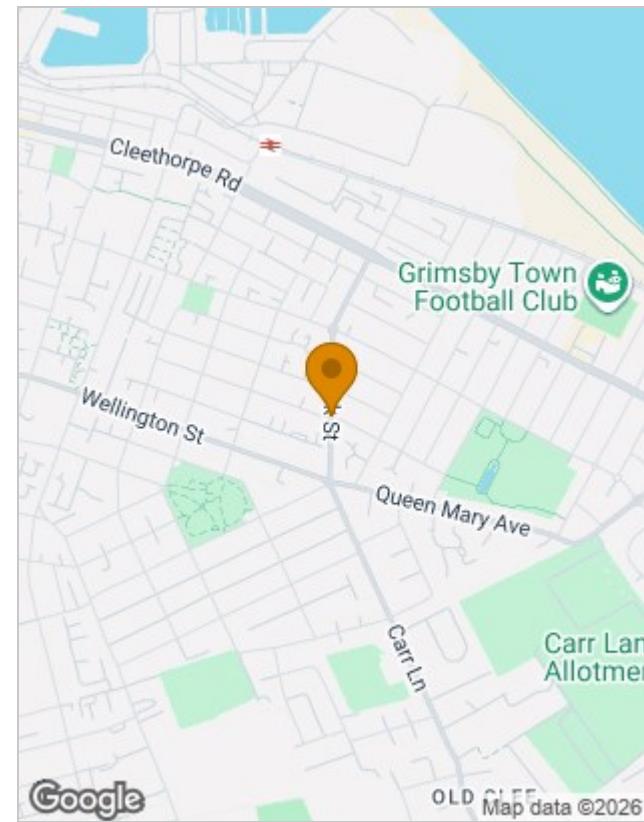




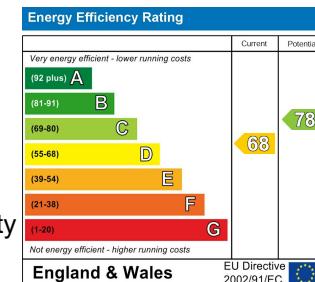
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.