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Abbey Road, Grimsby



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When it comes to
property it must be


lovelle



£525,000

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****NO CHAIN**** A substantial seven-bedroom Victorian detached house for sale in a sought-after area of Grimsby, offering five reception rooms, period features, large established gardens, driveway with double garage and outbuildings on a 0.32-acre plot, with excellent potential for large families or investors close to the town centre, schools and parks.

Key Features

- Substantial seven-bedroom Victorian detached Villa
- Generous 0.32 acre established plot
- Grand entrance hall with period stairs
- Double garage plus useful outbuildings
- Five versatile reception rooms
- Five minute walk to Peoples Park
- Sought-after area near town centre
- 0.32 acre established plot with Potential for development or reconfiguration options
- Front pedestrian access at 97 Abbey Road, rear entrance to substantial private gated parking
- Majority of windows triple or double glazed
- EPC rating E
- Tenure: Freehold





****NO CHAIN**** This substantial seven-bedroom detached Victoria residence is offered to market in a sought-after area of central Grimsby, within convenient reach of local amenities, schools and parks. Set on a substantial 0.32 acre plot (sts), it combines architectural grandeur with extensive accommodation, generous gardens and excellent potential for large families or investors.

The property is approached via a rear access driveway, leading to a double garage and additional outbuildings. Established gardens surround the house, providing outdoor space with clear scope for varied use. The size of the grounds also suggests potential for a building plot, subject to any necessary consents.

The impressive front pedestrian entrance via Abbey Road is accessed through an immense original hardwood door which, like the huge stair landing stained glass window, has the original leaded glass restored and encased therefore providing in effect, triple glazed insulation to these beautiful old windows. This impressive space sets the tone for the rest of the property with fabulous period return stairs rising to the first floor and strong architectural character evident from the outset.

The accommodation on the ground floor comprises five reception rooms, allowing flexibility in how the space can be used. The main living room features a recently restored curved glass bay window, a brick fire surround incorporating a Burley high efficiency wood burner, and period ceiling decor that reflects the age and status of the house. A snug provides an additional sitting area, also with a brick fire surround another Burley high efficiency wood burner and bay window, ideal as a more intimate living space or family room.

A standout feature is the drawing room, formerly used as a chapel. This "gigantic" room has panelled walls and a large walk-in bay, providing an impressive setting for entertaining, formal gatherings - the possibilities are endless. There is also a separate dining room, well positioned to serve as a formal eating area off the kitchen, and a study, offering a dedicated space for home working, reading or administration.

The kitchen is fitted with wall and base units, providing storage and work surface space, and includes plumbing for a dishwasher, an oven and a breakfast bar, allowing for informal dining. There is also the added benefit of a walk-in larder. A utility room adjoins the kitchen, giving additional space for appliances and household tasks, and helping to keep the main kitchen area clear and organised. The property benefits from gas central heating, and is part double/single glazed, with part uPVC glazing, timber and stone frames.

On the first floor, the house offers seven bedrooms, five of which have personal sinks, making it particularly suitable for large families or multi-generational living, as well as holding appeal for investors considering a variety of layouts. Bedroom one is a large double room with a walk-in bay window, bringing in plenty of natural light. Bedrooms two, three, four and five are all doubles, providing ample sleeping accommodation. Bedrooms six and seven are spacious singles, allowing for flexibility as children's rooms, guest rooms, hobby rooms or additional office space. There is a separate former servant staircase which adds to the practical layout.

The property includes two bathrooms with an additional ground floor wc. The main bathroom has a modern suite with bath, sink and WC set within vanity units, offering useful storage. The second bathroom is a shower room with sink and WC, providing additional convenience for a household of this size.

Externally, the generous 0.32 acre plot accommodates established gardens, the rear access driveway - accessed via Brighowgate which faces the tree lined park, double garage and outbuildings. These external features increase the practicality of the property for a large household and offer options for storage, hobbies or future development, again subject to the necessary consents. The scale and traditional features contribute to the notable period character and architectural presence of the house.

The location places the property within easy walking distance of Grimsby town centre, giving access to shopping facilities, supermarkets, restaurants, cafes and everyday services. Nearby schools cater for different age ranges, adding to the practicality of the location for families. Local amenities, including health services and leisure facilities, are accessible within the wider town.

There are nearby parks that provide open green space for walking, recreation and outdoor activities. Residents can make use of these local areas for exercise, family time or simply enjoying a more tranquil environment away from the town centre.

In terms of public transport, Grimsby Town railway station is accessible from the property and offers services to key destinations such as Manchester, Lincoln and other surrounding towns, with typical journey times to larger regional centres in the range of around one to two hours depending on the route and connections. Local bus services also run within the area, providing links across Grimsby and to neighbouring communities, supporting commuting, schooling and leisure travel without reliance on a car.

This large Victorian detached house, offered for sale with no chain, presents extensive accommodation, period features, established gardens and practical outbuildings on a substantial plot. Its combination of size, character and location near town centre amenities, schools and parks makes it a strong prospect for large families seeking significant space, or for investors looking at the potential of a notable property in a well-regarded part of Grimsby.

Disclaimer

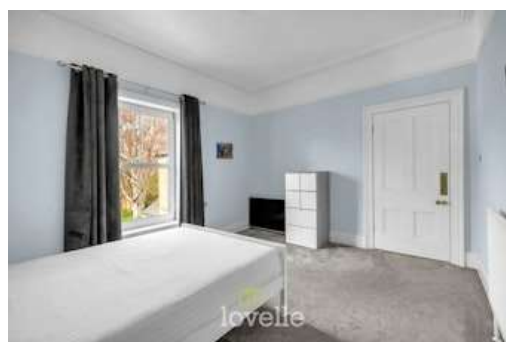
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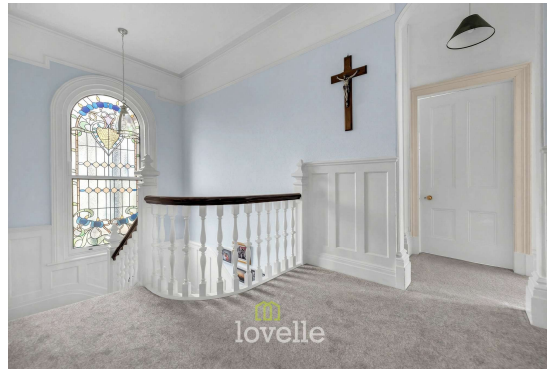
Mobile and broadband

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

Conservation Area

The property lies within a conservation area, but is not a listed building, for further information please contact the selling agent or discuss with your legal representative.









Total area: approx. 377.7 sq. metres (4065.2 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 PlanItPro.



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