

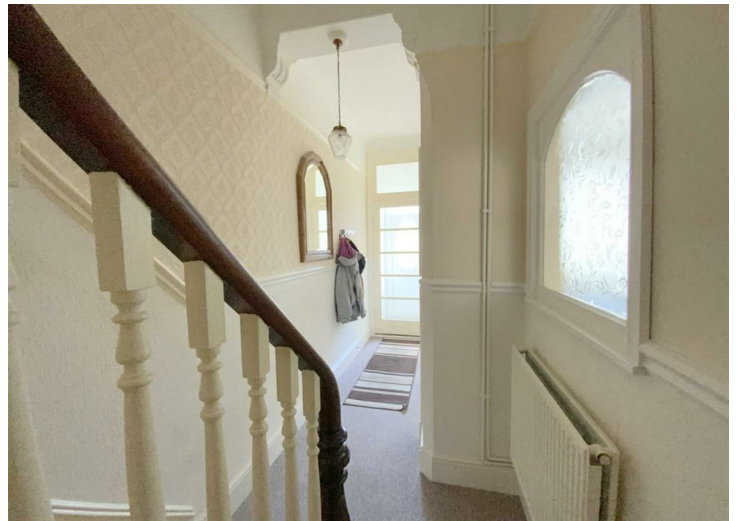


122 Park Street, Grimsby, North East Lincolnshire, DN32 7NT
£90,000

Key Features:

- Traditional Three Bedroom Mid Terrace Home
- Cleethorpes/Grimsby Border
- Deceptively Spacious & Versatile Accommodation
- Low Maintenance Gardens
- Ideal Buy to Let/Investment Opportunity

Situated in a well-established and convenient location on the border of Cleethorpes and Grimsby, this substantial three bedroom mid terrace home offers spacious and versatile accommodation throughout. Located within easy reach of local amenities, schools and transport links, the property offers an excellent opportunity for a range of buyers. The accommodation briefly comprises an entrance hall, living room, dining room, kitchen and a downstairs cloak/WC. To the first floor are three good sized bedrooms and a family bathroom.



ENTRANCE HALL

Accessed via a front entrance porch, with staircase leading to the first floor.

LIVING ROOM

25'1" x 11'5" (7.66 x 3.48)

A dual aspect double reception room, with feature fireplace.

DINING ROOM

14'5" x 9'10" (4.41 x 3.02)

With a side aspect window and feature fireplace.

KITCHEN

13'8" x 10'0" (4.17 x 3.05)

Fitted with a range of wall and base units, built-in electric oven and hob, and space for further appliances. Side entrance door to the garden.

CLOAKROOM/WC

8'4" x 2'4" (2.55 x 0.73)

Fitted with a WC and hand basin.

BEDROOM 1

15'1" x 11'4" (4.61 x 3.47)

Front aspect bedroom, with built-in wardrobe.

BEDROOM 2

13'5" x 9'7" (4.09 x 2.93)

Rear aspect bedroom.

BEDROOM 3

7'11" x 6'10" (2.42 x 2.10)

With a side aspect window and loft access.

BATHROOM

9'11" x 6'1" (3.03 x 1.87)

Fitted with a vanity unit, WC, and a panelled bath with electric shower over.

TENURE

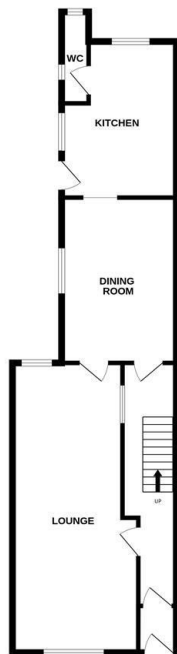
Freehold

COUNCIL TAX BAND

A



GROUND FLOOR
651 sq ft. (60.5 sq.m.) approx.

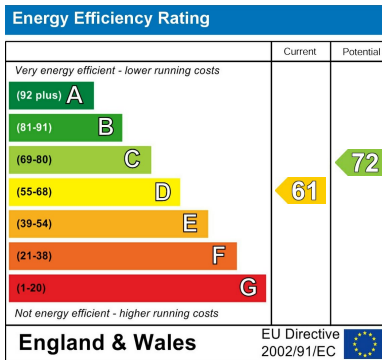


1ST FLOOR
508 sq ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA - 1160 sq ft. (107.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore

