

Buy. Sell. Rent. Let.



Torrington Street, Grimsby



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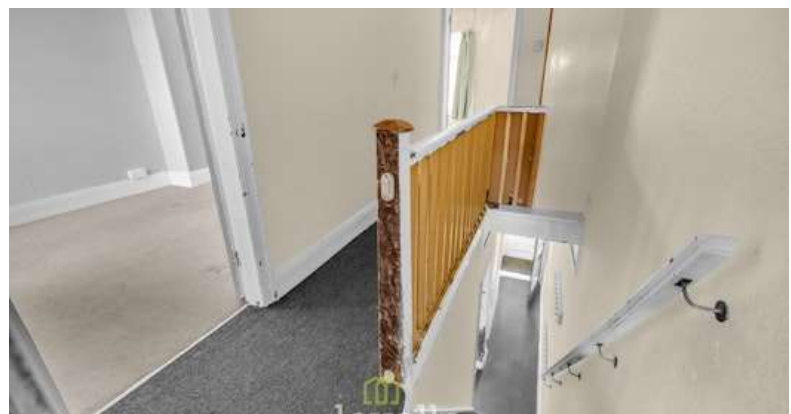
£77,500



A three-bedroom terraced house in Grimsby town centre, requiring full renovation and offered with no chain, featuring a large through reception room,, uPVC double glazing, gas central heating, a sizable rear garden with store, and convenient access to shops, schools and Grimsby Town railway station - ideal as an investment project.

#### Key Features

- Large Terraced House
- New Kitchen(Boxed, Ready To Install) Included
- Three Bedrooms
- uPVC DG & GCH
- Refurbishment Required
- No Chain
- EPC rating D
- Tenure: Freehold





**\*\*New Kitchen (Boxed & Uninstalled) included\*\*** This three-bedroom terraced house is for sale in Grimsby town centre, offering a project suited to investors. The property requires full renovation throughout, providing an opportunity to refurbish and configure to individual requirements.

Internally, there is a large through reception room and a separate kitchen area. A new kitchen has already been purchased and is boxed up within the property, ready for installation, and will be included in the sale. There is a bathroom and three double bedrooms to the first floor. The house benefits from uPVC double glazing and gas central heating.

Externally, the property includes a sizable rear garden with a garage accessed via a rear access road, offering useful external storage and outdoor space.

The house is situated close to Grimsby town centre, placing a range of shops, supermarkets, cafes and local amenities within easy reach. Nearby schools are accessible on foot or by short bus journeys. Grimsby Town railway station is approximately a few minutes' drive or a reasonable walk away, providing services towards Cleethorpes, Lincoln and beyond, with journey times to Cleethorpes from around 10 minutes. The property is offered with no chain, facilitating a straightforward purchase for investment buyers.

## Disclaimer

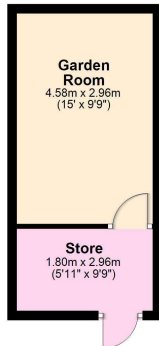
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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

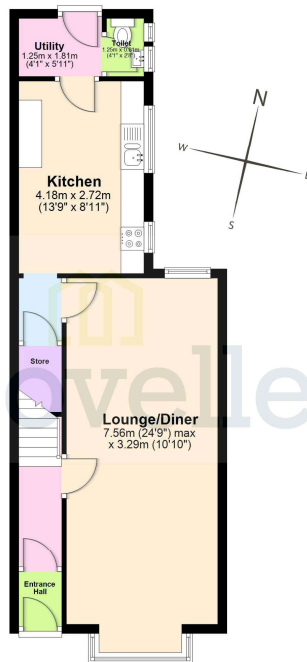
It is advised that prospective purchasers visit [checker.ofcom.org.uk](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.



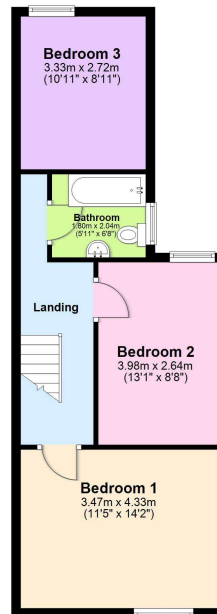
**Outbuilding**  
Approx. 19.2 sq. metres (206.3 sq. feet)



**Ground Floor**  
Approx. 48.6 sq. metres (522.7 sq. feet)



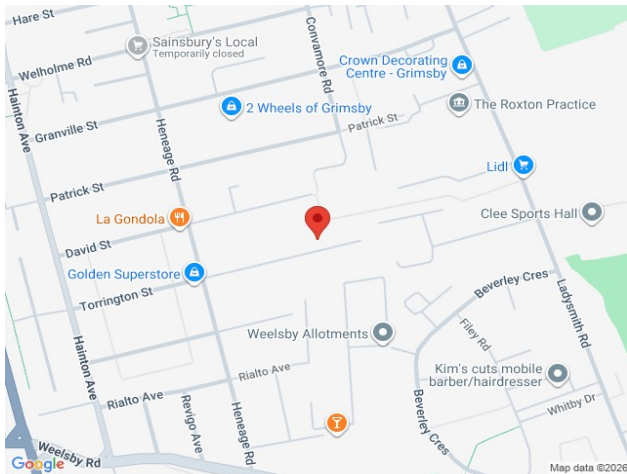
**First Floor**  
Approx. 47.2 sq. metres (508.0 sq. feet)



Total area: approx. 114.9 sq. metres (1237.0 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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