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Fairmont Road, Grimsby



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property it must be

  
lovelle



**£99,950**



Two-bedroom terraced house for sale in Grimsby, featuring two reception rooms, a modern open-plan kitchen/dining area, ground floor WC, landscaped garden, uPVC double glazing and gas central heating, in a convenient location close to amenities, schools and transport links.

**Key Features**

- Mid-Terrace
- Two Bedrooms
- Stunning Kitchen & Laundry Room
- Modern Bathroom
- Lounge & Family Room
- Landscaped Garden
- EPC rating E
- Tenure: Freehold





This two-bedroom terraced house is offered **\*\*for sale\*\*** in Grimsby and is well suited to first-time buyers, investors and couples.

The ground floor offers two reception spaces. To the front is a lounge with bay window, while to the rear a family/dining room opens into a modern kitchen with fitted units, sink, space for a large oven and an adjoining laundry area. There is also a ground floor cloakroom with WC.

Upstairs are two double bedrooms, one benefitting from built-in wardrobe. The bathroom includes a freestanding bath, WC and sink. The property features uPVC double glazing and gas central heating, as well as a landscaped garden, providing usable outdoor space.

The house is located within Grimsby, convenient for local amenities including shops, supermarkets and everyday services. There is a good selection of nearby schools across primary and secondary levels, making the area practical for households planning for education.

Public transport links are accessible via local bus routes connecting into Grimsby town centre and surrounding areas. Grimsby Town railway station provides services towards Cleethorpes, Manchester and other regional destinations, with typical journey times to Cleethorpes of around 10 minutes and to Manchester Piccadilly of around 2 hours 45 minutes (via connecting services). Nearby parks offer green space for walking and recreation.

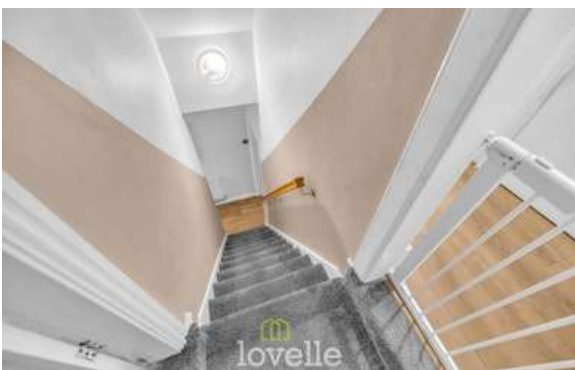
This two-bedroom terraced house, with two reception rooms and a modern open-plan kitchen/dining arrangement, presents a practical layout in a location well served by amenities, schools and transport connections.

## Disclaimer

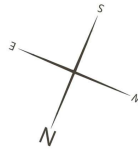
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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. 42.8 sq. metres (460.5 sq. feet)



**First Floor**  
Approx. 35.3 sq. metres (380.0 sq. feet)



**Total area: approx. 78.1 sq. metres (840.4 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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