



41 Mansel Street
Grimsby
DN32 7QX

**Offers in the Region Of
£70,000**

Located on Mansel Street in Grimsby, this mid-terrace property offers well-proportioned accommodation and would make an ideal purchase for both first-time buyers and investors alike. The ground floor comprises a welcoming lounge to the front of the property, a separate dining room providing flexible living space, and a fitted kitchen to the rear. To the first floor are two double bedrooms, both of good size, along with a family bathroom. Externally, the property benefits from gardens to both the front and rear, offering low-maintenance outdoor space. The property is currently tenanted, generating a rental income of £575 per calendar month, making it an attractive buy-to-let investment opportunity for landlords seeking an immediate return. The tenancy can be continued by an investor, subject to the necessary agreements, or the property may also appeal to owner-occupiers, depending on requirements. Situated within a popular residential area of Grimsby, Mansel Street is conveniently positioned for local amenities, schools and transport links. With its practical layout, rental potential and accessible location, this property represents a solid opportunity in the current market and early viewing is recommended to appreciate the accommodation and potential on offer.

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