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Cartledge Avenue, Grimsby



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property it must be

lovelle



£159,950



3



1



2

This charming semi-detached house features three bedrooms, a bathroom with a corner bath, a well-equipped kitchen, two versatile reception rooms, a private garden, and unique elements such as bay windows and a single garage. Suitably located close

#### Key Features

- Bay windows
- UPVC Double glazing & Gas central heating
- Private garden
- Three bedrooms
- Spacious accommodation
- Driveway & garage
- EPC rating D
- Tenure: Freehold





Lovelle is delighted to present this desirable, semi-detached house, currently listed for sale. This property is an appealing proposition, particularly for first-time buyers or investors seeking a promising addition to their portfolio. The house boasts a distinctive character, enhanced by unique features such as a single garage, UPVC double glazing, a private garden, and charming bay windows.

Internally, the house comprises of three bedrooms. The first bedroom is a spacious double, featuring a large bay window which allows for ample natural light. The second bedroom, also a double, benefits from built-in wardrobes, offering excellent storage solutions. The third bedroom, although smaller, is perfectly suited for a single bed or could be utilised as a study room.

The property includes one bathroom, fitted with a WC, sink, and a comfortable corner bath, offering a space of tranquillity and relaxation after a long day.

The heart of the home, the kitchen, is designed to cater to all your culinary needs. It offers a functional layout, perfect for home cooking and entertaining.

Additionally, the property benefits from two reception rooms, providing flexible living spaces that can be tailored to suit your lifestyle. Whether you need a formal dining area, a cosy living room or a home office, these rooms can adapt to your needs.

The house's exterior is just as impressive, with a private garden waiting for your personal touch. A single garage provides secure parking or additional storage space.

Ideally situated close to local amenities and parks, this property represents a perfect blend of comfort and potential, ready to become the dream home for its new owners.

## Measurements

Lounge 4.40m x 3.21m

Dining room 3.51m x 4.32m

WC 0.79m x 1.42m

Kitchen 4.27m x 2.10m

Bathroom 1.80m x 1.64m

Bedroom 1 4.33m x 3.02m

Bedroom 2 3.84m x 2.68m

Bedroom 3 2.13m x 2.79m

## 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 & Broadband

It is advised that prospective purchasers visit checker, Ofcom .org. uk to review available Wi-Fi speeds and mobile connectivity at the property.

## Sold as seen

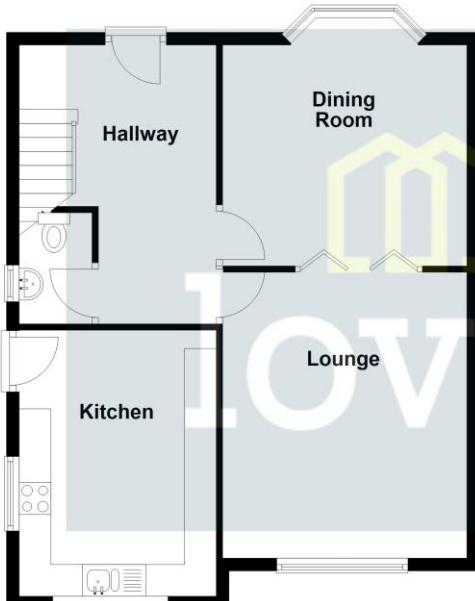
Due to limited information held by the sellers, we must advise any prospective purchaser that the property is being 'Sold As Seen'.



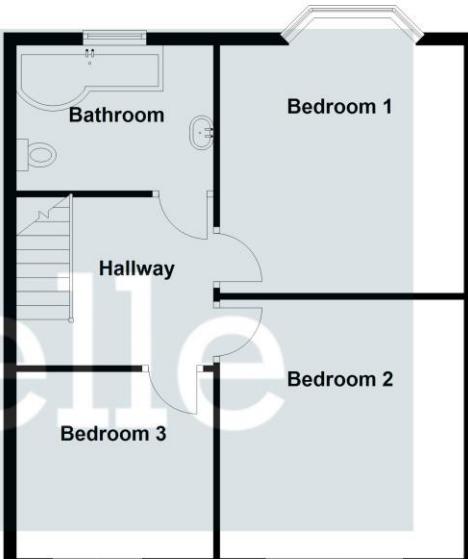




### Ground Floor



### First Floor



Please be advised that the floor plan is not drawn to scale and items such as window placements and bathroom/kitchen fixtures are not accurate, the plans are not to be relied upon and are to be used for illustrative purposes only.  
Plan produced using PlanUp.



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