

Buy. Sell. Rent. Let.



Welholme Road, Grimsby



When it comes to  
property it must be

  
**lovelle**



£99,950



A well-located three-bedroom terraced house in Grimsby offering spacious accommodation, three double bedrooms, front and rear gardens and good transport links, now requiring modernisation and ideal for investors or families looking to update a property to their own taste.

### Key Features

- Mid-Terraced House
- Spacious Accommodation
- Three Bedrooms & Two Reception Rooms
- Kitchen & Bathroom
- uPVC DG & GCH
- Front & Rear Gardens
- EPC rating TBC
- Tenure: Freehold





## **\*\*No Chain\*\***

Lovelle offer to market this three-bedroom mid-terraced house in Grimsby, offering generous accommodation and requiring some modernisation, therefore ideal for investors or families seeking a property to update to their own specifications.

The ground floor features a very spacious and welcoming entrance hall with stairs to the first floor. There is a large through lounge diner, previously arranged as two separate reception rooms, providing flexibility for living and dining areas. A further reception area with bay window offers an additional sitting or family space. The kitchen leads to a useful lean-to at the rear, giving direct access to the garden.

Upstairs, there are three double bedrooms, one with built-in wardrobes, and a family bathroom with bath, separate shower, sink and WC. The property benefits from uPVC double glazing and gas central heating. Externally, there are front and rear gardens.

The house is well placed for Grimsby town centre, with its range of shops, supermarkets and local amenities. Nearby parks such as People's Park offer green space, play areas and walking routes. The area is served by a choice of nearby schools, appealing to families.

Public transport links are accessible, with Grimsby Town railway station providing services to destinations including Cleethorpes, Lincoln and Doncaster, with onward connections to major cities. Local bus routes connect the surrounding neighbourhoods and town centre. This three-bedroom terraced house presents a solid opportunity in a convenient Grimsby location.

## **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.

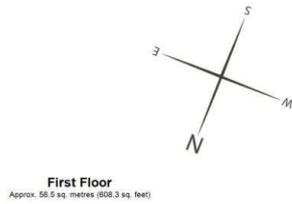
## **Mobile and broadband**

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.

## **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'.





Total area: approx. 132.9 sq. metres (1430.8 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 Floorplan.

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01472 251918  
grimsby@lovelle.co.uk

