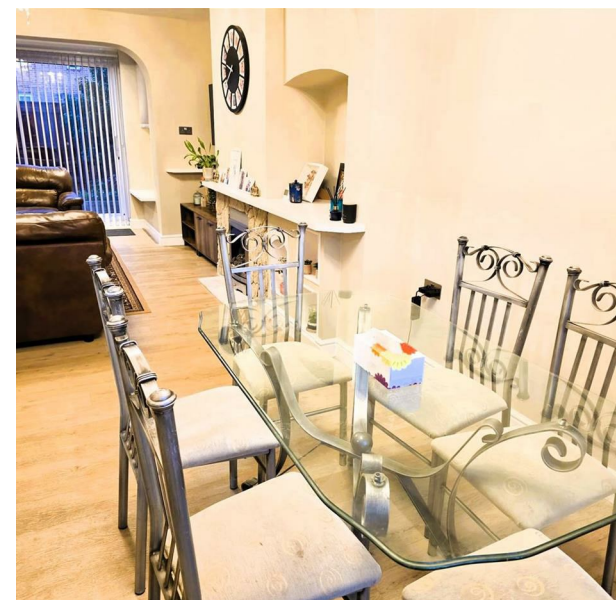


Pershore Avenue, Grimsby, DN34 5PU

Offers Around £159,950

Council Tax Band: A



Offers in the Region of £159,950

Situated in a sought-after residential area of Grimsby, this spacious four-bedroom semi-detached family home offers generous living accommodation together with the added benefit of a self-contained annexe, making it ideal for extended families, guests, or those looking for multi-generational living.

The main house briefly comprises a welcoming entrance hall, spacious lounge, fitted kitchen, and dining area. To the first floor are three well-proportioned bedrooms and a modern family bathroom.

A standout feature of this property is the separate annexe, which benefits from its own living/bedroom area, fitted kitchen and private shower room, offering flexible accommodation with a variety of potential uses.

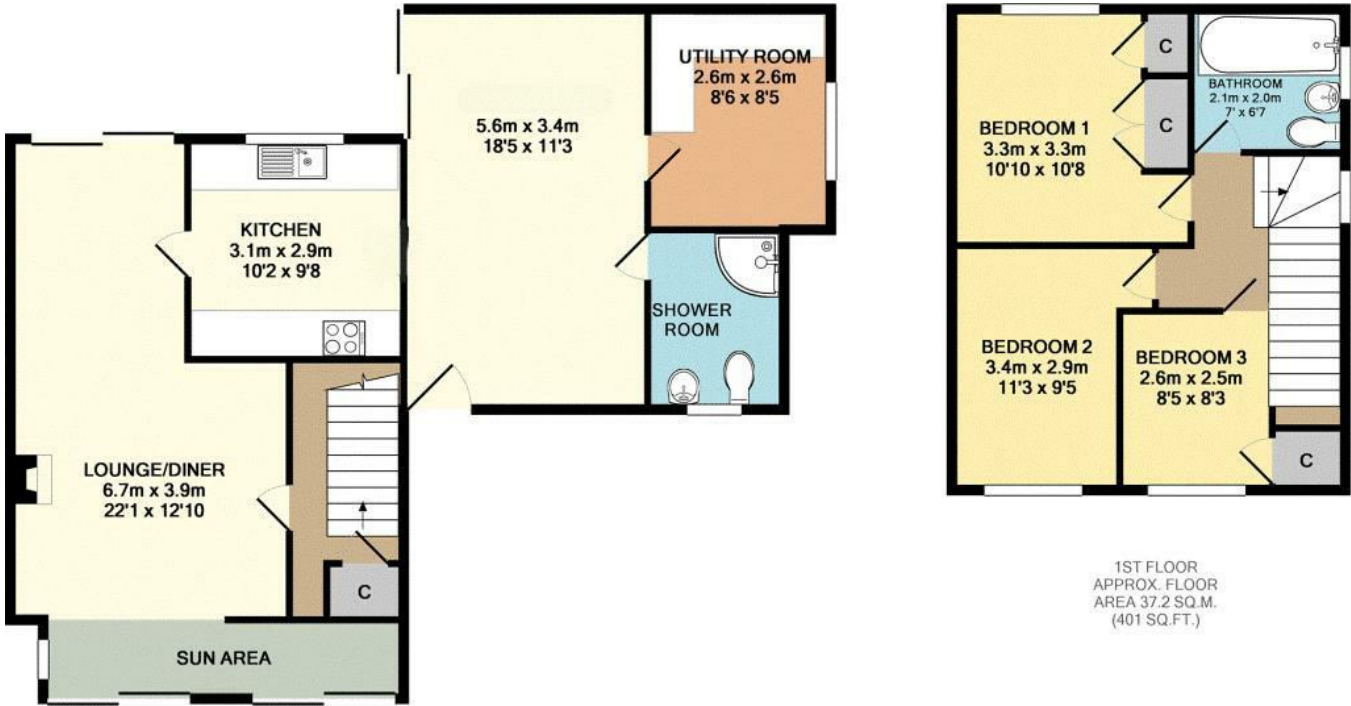
Externally, the property enjoys both front and rear gardens, a gated driveway providing ample off-road parking, and an EV charging point.

Located close to local schools, shops, transport links and other amenities, this home is perfectly suited for growing families.

Key Features

Spacious semi-detached family home

Four bedrooms in total



GROUND FLOOR
APPROX. FLOOR
AREA 74.8 SQ.M.
(806 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 37.2 SQ.M.
(401 SQ.FT.)

TOTAL APPROX. FLOOR AREA 112.1 SQ.M. (1206 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	