



25 Corinthian Avenue, Grimsby, DN34 4QT
£130,000

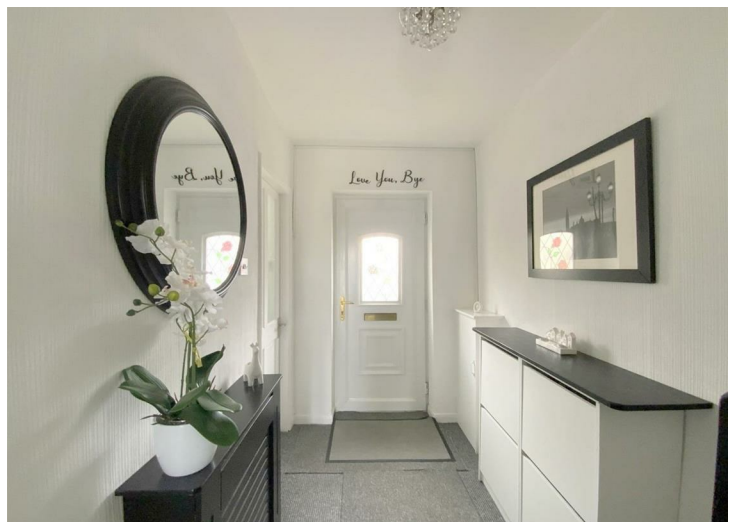
Key Features:

- Three Bedroom Mid Terrace Home
- Deceptively Spacious
- Two Reception Rooms
- Three Double Bedrooms
- Good Sized Low Maintenance Garden
- Popular Cul De Sac Setting
- Close Proximity to the Town Centre
- No Forward Chain

Situated off Littlefield Lane, at the head of a quiet cul-de-sac, this traditional three bedroom mid terrace home offers spacious and well presented accommodation. Conveniently positioned within an established residential area, the property is within easy reach of Grimsby town centre, local amenities, schools and regular transport links, making it an excellent choice for a wide range of buyers.

An entrance hall leads to a bright bay fronted lounge, with double doors opening through to the full width sitting/dining room. Together, the two reception rooms create a free-flowing ground floor layout that is ideal for both everyday living and entertaining. The modern galley style kitchen is fitted with a range of units, a built-in oven and gas hob, and provides access to the rear garden. To the first floor are three genuine double bedrooms, served by a family bathroom fitted with a bath incorporating a shower over, vanity unit and WC.

Outside, the property benefits from a good sized enclosed rear garden, designed for low maintenance and offering a pleasant space to relax or entertain. Side passage access provides added practicality and convenience.



LOUNGE

11'10" x 9'10" (3.62 x 3.00)

SITTING/DINING ROOM

15'5" x 11'0" (4.72 x 3.36)

KITCHEN

12'6" x 6'11" (3.83 x 2.11)

FIRST FLOOR**BEDROOM 1**

11'7" x 9'10" (3.55 x 3.00)

BEDROOM 2

11'7" x 9'8" (3.55 x 2.95)

BEDROOM 3

10'1" x 8'7" (3.09 x 2.62)

BATHROOM

5'8" x 5'4" (1.74 x 1.65)

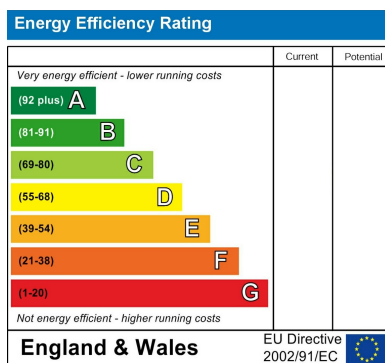
TENURE

FREEHOLD

COUNCIL TAX BAND

A





Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore