

Buy. Sell. Rent. Let.



Binbrook Way, Willows, Grimsby



When it comes to
property it must be


lovelle



£110,000



A well-presented three-bedroom terraced house in a popular Grimsby residential area, offering two reception rooms plus sun room, modern kitchen, wet-room style bathroom, low-maintenance gardens, rear parking, uPVC double glazing, gas central heating and leased solar panels, conveniently located for schools, amenities and transport links, and available with no onward chain.

Key Features

- Mid Terraced House
- Three Bedrooms
- Two Reception Rooms & Sun Room
- Modern Kitchen & Wet Room
- No Chain
- EPC rating D
- Tenure: Freehold





Lovelle offer For Sale this three-bedroom terraced house in a popular residential area of Grimsby, well placed for public transport, schools and local amenities.

The ground floor offers a welcoming hallway with cloakroom including WC and sink, leading to a lounge with feature fire, separate dining room with sliding doors to a sun room, and a rear lobby/laundry room. The kitchen is fitted with modern units, oven, gas hob, and sink. Upstairs, there are two double bedrooms, one with wardrobes, and a further sizable third bedroom. The bathroom is configured as a wet room/shower room with sink and WC.

Externally, there are landscaped, low-maintenance gardens, with residential parking to the rear. The property benefits from uPVC double glazing, gas central heating and leased solar panels. Offered with no chain, this home will appeal to first-time buyers and families.

The house is conveniently situated for local schools serving primary and secondary age groups, and within reach of parks and green spaces offering walking routes. Grimsby town centre, with its wider range of shops, cafes and services, is accessible by local bus routes. Grimsby Town railway station provides services towards Cleethorpes, Manchester and other regional destinations, with journey times to Cleethorpes typically around 10 minutes and to Manchester Piccadilly around 2½ to 3 hours, making this a practical base for both local and longer-distance travel.

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 in order to review available wifi speeds and mobile connectivity at the property.

Probate

Whilst a Grant of Probate has been formally applied for, the sellers do require receipt of the Grant prior to completion of the sale. We are advised the average time for a Grant of Probate to be issued is 11 weeks from the date of application. Prospective purchasers must consider and factor this into their required timescales.





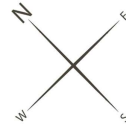
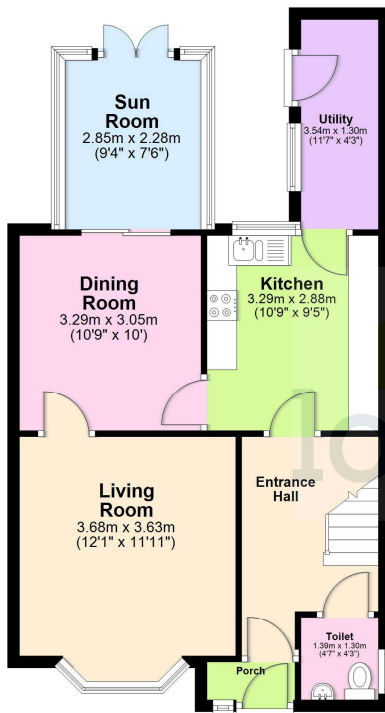
Sold as seen

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



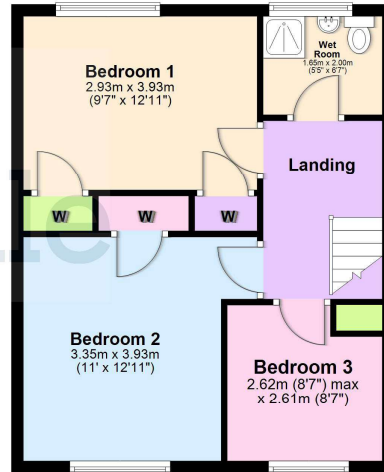
Ground Floor

Approx. 56.5 sq. metres (607.7 sq. feet)



First Floor

Approx. 43.7 sq. metres (470.4 sq. feet)



Total area: approx. 100.2 sq. metres (1078.1 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 PlanUp.

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