



Brocklesby Road, Grimsby, DN34 5NE

FOR SALE - £129,950

CanTERS

Chartered Surveyors

Viewing is recommended on this bay-fronted, three-bedroom end-terraced house, occupying a pleasant corner plot within an established and popular residential area. The property benefits from uPVC double-glazed windows and a gas-fired central heating system and briefly comprises an entrance hall, sitting room, dining room and kitchen to the ground floor, with three bedrooms and a bathroom to the first floor.

Externally, the property has low-maintenance gardens, off-road parking and a detached garage. Brocklesby Road can be found off both Laceby Road and Littlecoates Road and is conveniently situated for a range of nearby amenities, including convenience stores, a pharmacy and hot-food takeaways. Further amenities within the surrounding area include Bradley Football Development Centre, Morrisons super-market, local schools and good road links.

Entrance Hall	Having a uPVC part-glazed entrance door with matching toplight, useful storage cupboard and spindle staircase leading to the first-floor accommodation.
Sitting Room	3.62m x 3.24m With a walk-in bay window to the front aspect, feature fireplace, coving to the ceiling and wood-effect laminate flooring.
Dining Room	3.69m x 3.61m With a walk-in bay window overlooking the rear garden, fireplace and coving to the ceiling.
Kitchen	6.24m maximum x 2.92m maximum Fitted with a range of wall cupboards and base units with contrasting worktops, incorporating a stainless-steel drainer sink unit with mixer tap over. There is space for an oven with extractor above, tiled flooring, dual-aspect windows and a uPVC part-double-glazed door providing access to the garden.
Landing	Off which are three bedrooms and the bathroom.
Bedroom One	3.69m x 2.99m, to wardrobes With a range of fitted wardrobes and cupboards and a window to the rear aspect.
Bedroom Two	3.24m x 2.78m With built-in cupboards and wardrobes and a window to the front aspect.
Bedroom Three	2.57m max x 2.30m max With a window to the front aspect.
Bathroom	With a suite comprising a shower, pedestal wash-hand basin and low-flush WC, together with part-tiled walls and tiled flooring.
Outside	The property occupies a low-maintenance corner plot with mature hedged boundaries. The gardens are partly paved and concreted, with areas laid to decorative stone and a variety of established shrubs. Gates to the side provide access to the rear of the property and off-road parking. There are also two timber garden sheds and a detached sectional garage with an up-and-over door.
Tenure	We are verbally advised the property is Freehold, with formal confirmation awaited from the vendor's solicitor.
Council Tax Band:	Band A (Subject to confirmation by the Local Authority)
EPC Rating:	An Energy Performance Certificate (EPC) has been commissioned and is currently awaited.

Further Information and to View:

Viewing is by appointment only. Please contact James Chisholm at james@canters.co.uk or on 01472 356143.

Disclaimer: This floor plan is for illustrative purposes only and is not to scale; it should not be relied upon for accuracy. The image remains the intellectual property of Canters and should not be reproduced without consent.

ADDITIONAL PHOTOS & PLANS



Sitting Room



Dining Room



Kitchen



Bedroom One



Bedroom Two



Bedroom Three

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Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 07/09/2026

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ADDITIONAL PHOTOS & PLANS



Bathroom



Front Garden



Rear Garden



Garage

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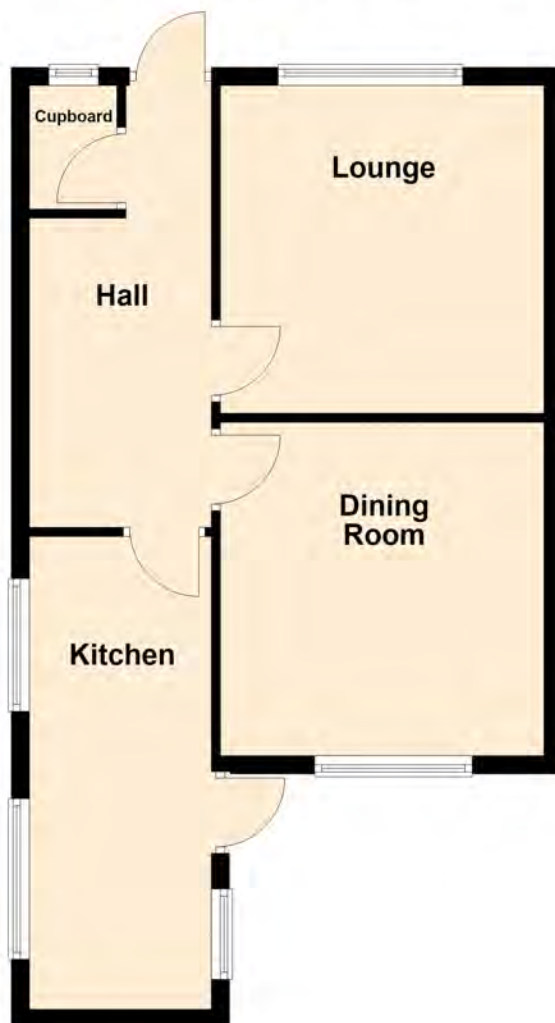
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ADDITIONAL PHOTOS & PLANS

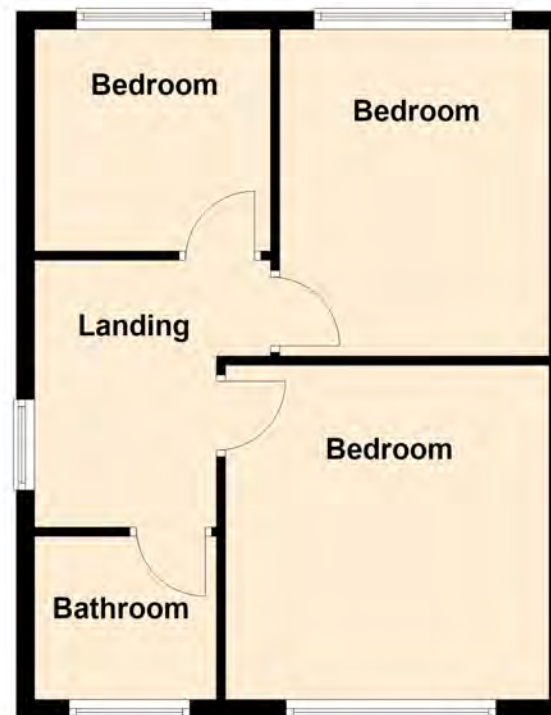
Ground Floor

Approx. 47.7 sq. metres (513.0 sq. feet)



First Floor

Approx. 42.0 sq. metres (452.5 sq. feet)



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