ARGYLE
ESTATE AGENTS

17 Rosemary Avenue, Grimsby, DN34 4NL
£145,000

31 Sea View Street, Cleethorpes, North East Lincolnshire, DN35 8EU Tel: 01472 603929

Key Features:

- Extended Semi Detached Home
- Popular Residential Area of Grimsby
- Quiet Cul De Sac Position
- Excellent Renovation Potential
- Two Reception Rooms
- Three Bedrooms
- Good Sized Gardens
- Driveway Parking
- No Forward Chain

Set in a quiet cul de sac off Littlecoates Road, in a popular residential area of Grimsby, this traditional bay-fronted semi-detached home offers spacious accommodation with excellent scope for refurbishment and modernisation. Extended to the rear, the property provides an ideal opportunity for buyers looking to create a home to their own specification.

The ground floor includes a front aspect lounge and separate dining room, connected by double doors, with a full-width extension spanning the rear of the dining room and kitchen. The existing layout also offers scope to open the kitchen into the dining area, creating a spacious open plan living space.
To the first floor are three bedrooms, including two doubles, together with the family bathroom.

Outside, the property has lawned gardens to both the front and rear. A driveway provides off-road parking and leads to a detached garage.

Conveniently positioned for local amenities and schools, the property is also within easy reach of Grimsby town centre. Offering considerable potential for improvement in a well-established residential location, the property is offered for sale with no forward chain.

LOUNGE
16'3" x 10'11" (4.96 x 3.35)

DINING ROOM
16'8" x 9'0" (5.09 x 2.75)

KITCHEN
16'4" x 7'10" (4.98 x 2.39)

FIRST FLOOR

BEDROOM 1
13'9" x 10'4" (4.21 x 3.17)

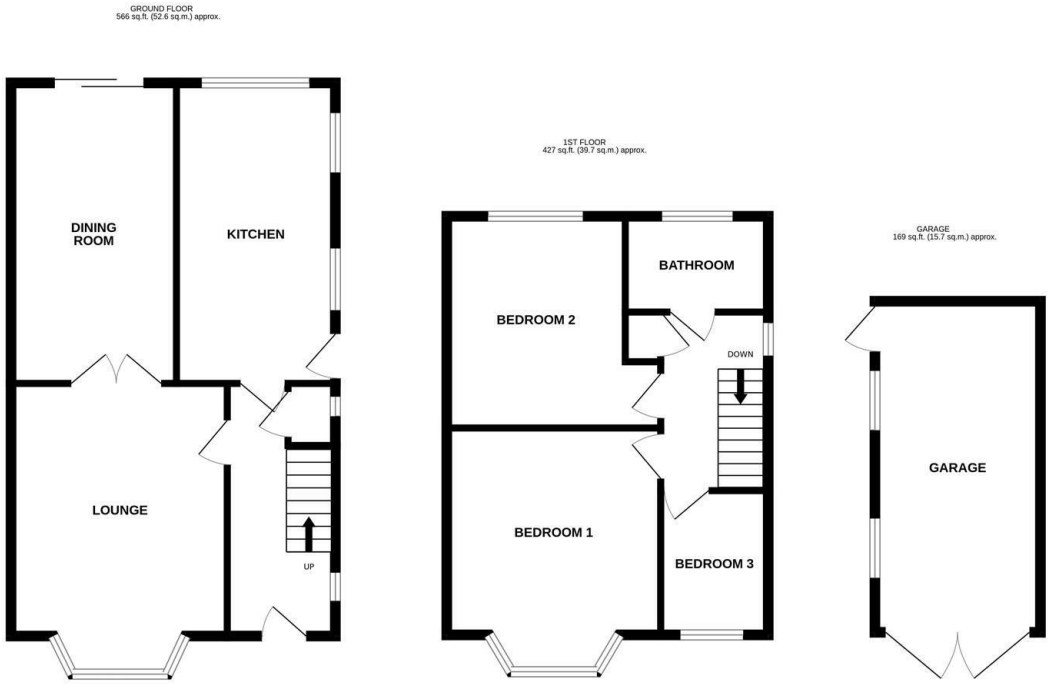
BEDROOM 2
11'8" x 9'1" (3.56 x 2.77)

BEDROOM 3
7'4" x 6'0" (2.24 x 1.83)

BATHROOM
7'10" x 5'4" (2.41 x 1.64)

TENURE
FREEHOLD

COUNCIL TAX
B



TOTAL FLOOR AREA : 1161 sq.ft. (107.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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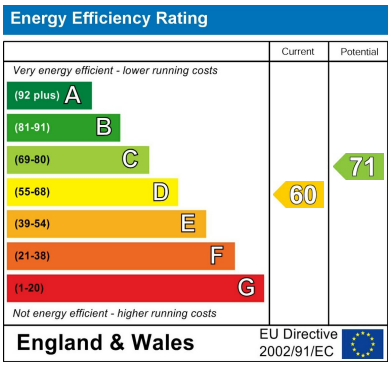

Viewing

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 confirrmed 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.

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