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Grafton Street, Grimsby



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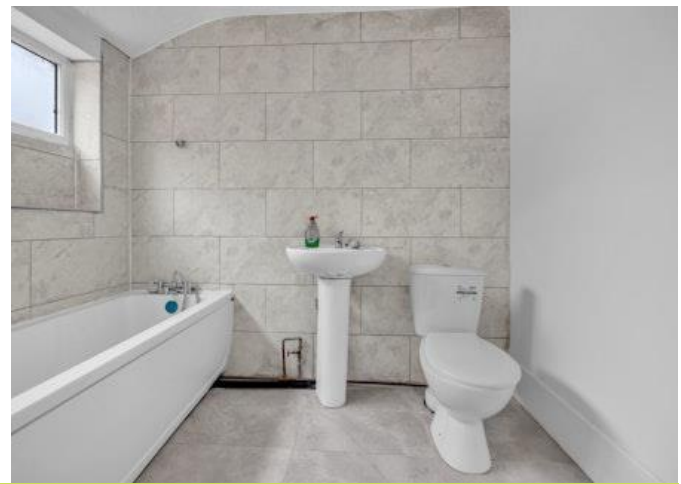
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When it comes to  
property it must be

  
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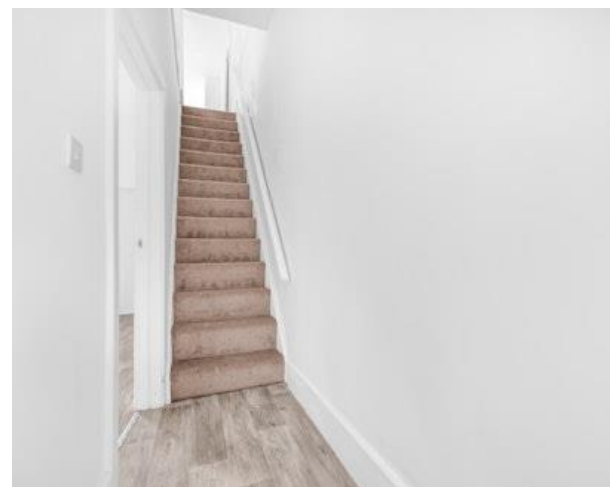
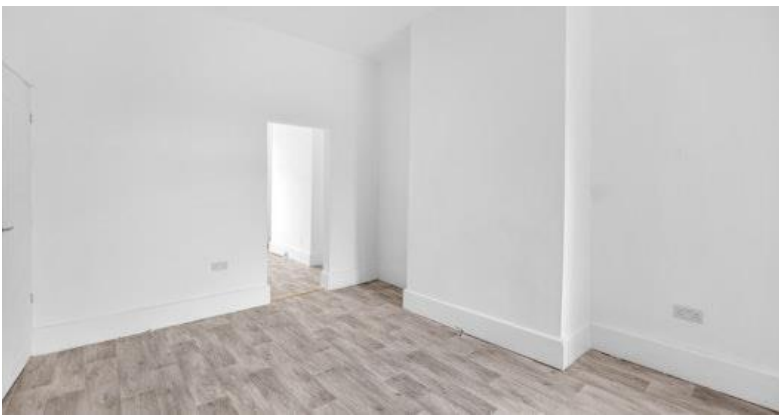
**£69,950**



Well presented and chain-free, this three-bedroom terraced house near Grimsby town centre offers two reception rooms, a modern kitchen and bathroom, double glazing, no central heating, and excellent access to local amenities, schools, transport links, and green spaces—ideal for first-time buyers, families, or investors.

#### Key Features

- Mid-Terrace
- Three Bedrooms
- Two Reception Rooms
- uPVC Double Glazed
- No Chain
- Kitchen & Bathroom
- EPC rating G
- Tenure: Freehold





This three-bedroom terraced house is offered for sale in Grimsby and is available with no chain.

The ground floor provides two reception rooms, offering flexible space for living and dining. A modern kitchen fitted with contemporary units sits to the rear, along with a bathroom fitted with modern tiles, bath, sink and WC providing a practical layout for day-to-day use. Upstairs, there are three bedrooms. The property benefits from double glazing throughout. Please note there is no central heating installed.

Located close to Grimsby town centre, the house enjoys convenient access to local amenities including supermarkets, shops, and everyday services. Nearby schools make this an appealing option for families, while the layout and location will also interest first time buyers and investors.

Public transport links are readily available, with Grimsby Town railway station within easy reach, offering services to Cleethorpes, Manchester and other regional destinations. Typical journey times include around 10 minutes to Cleethorpes and approximately 2 hours 45 minutes to Manchester Piccadilly (via connecting services). Local bus routes provide further connections across Grimsby and the surrounding area.

Residents can also enjoy access to nearby parks and green spaces, as well as Grimsby's town centre facilities, cafes and leisure options, all contributing to a convenient urban setting. This three-bedroom terraced house represents a practical and well-presented home in a location suited to a range of buyers.

## 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](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.

## Council Selective Licensing

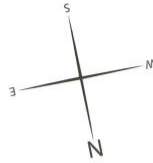
We must advise the property sits within the designated area for 'Council Selective Licencing', purchasers are strongly advised to make their own enquiries.

## Agent Note

Please be advised there is no central heating installed.



**Ground Floor**  
Approx. 53.8 sq. metres (579.5 sq. feet)



**First Floor**  
Approx. 46.4 sq. metres (499.1 sq. feet)



Total area: approx. 100.2 sq. metres (1078.6 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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