



2 Winston Avenue, Grimsby, DN34 4QR
£130,000

Key Features:

- Three Bedroom End Terrace Property
- Popular & Established Grimsby Location
- Open Plan Kitchen/Dining Room
- Bay Fronted Lounge
- Lean-To Conservatory
- Generous Front & Rear Gardens
- Parking Forecourt to the Front
- No Forward Chain

Occupying a good size end-terrace plot, in a popular and established area of Grimsby, this spacious three bedroom home presents a superb opportunity for first time buyers, families or investors, seeking a well located property with scope for modernisation and improvement.

Situated just off Littlefield Lane, the property is ideally placed for local amenities, schools and colleges, and is within easy reach of the town centre.

The accommodation comprises a front entrance porch, entrance hall, bay fronted lounge, open plan kitchen/dining room, and a lean-to conservatory. To the first floor are three bedrooms and a bathroom.

Externally, the property sits well back from the road behind a forecourt providing ample off road parking for residents and visitors alike, while the generous front and rear gardens offer excellent outdoor space. Offered for sale with No Forward Chain.



LOUNGE
12'5" x 10'11" (3.79 x 3.34)

KITCHEN
12'4" x 10'7" (3.78 x 3.23)

DINING ROOM
16'9" x 6'4" (5.12 x 1.95)

CONSERVATORY
10'3" x 5'2" (3.13 x 1.60)

FIRST FLOOR

BEDROOM 1
12'0" x 10'9" (3.68 x 3.28)

BEDROOM 2
11'6" x 10'11" (3.52 x 3.34)

BEDROOM 3
7'6" x 6'7" (2.29 x 2.03)

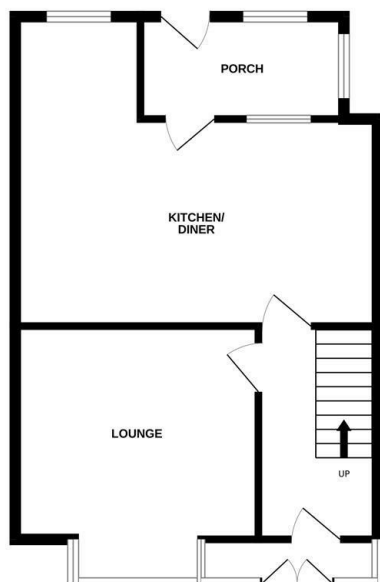
BATHROOM
6'0" x 5'9" (1.85 x 1.76)

COUNCIL TAX BAND
A

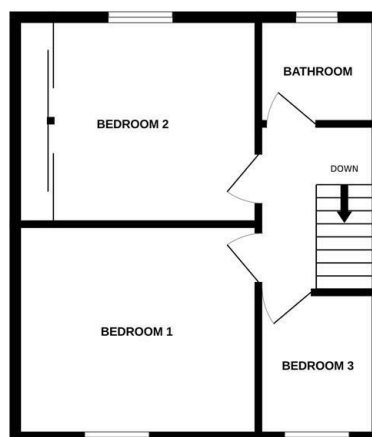
TENURE
FREEHOLD



GROUND FLOOR
525 sq.ft. (48.8 sq.m.) approx.

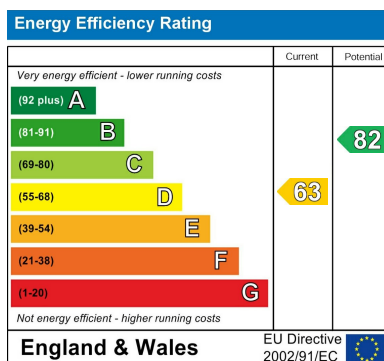


1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 926 sq.ft. (86.0 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 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