FARROW
ESTATE AGENTS



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25 Poachers Rise, Grimsby, DN41 8AE

£950 Per month

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## Floor Plan




Total area: approx. 71.1 sq. metres (765.3 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.

## Area Map



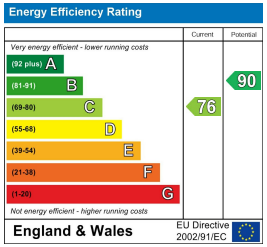

## Accommodation

- Stunning Three Bedroom Semi-Detached Family Home
- Gas Central Heating & Double Glazing
- Close To The A180 Motorway
- Master Bedroom With En-suite Shower Room
- Ample Off Road Parking
- Sought After Village Of Stallingborough
- Secured & Low Maintenance Rear Garden
- Popular Schools Catchment Area
- Recently Renovated To A Good Standard
- Short Drive To Grimsby / Immingham Town Centres

## Viewing

Please contact our Farrow Estate Agents Office on 01472 355864 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph










These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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