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St Augustine Avenue, Grimsby



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Offers in excess of £129,950



A well-presented three-bedroom terraced house for sale in a popular Grimsby residential area, offering two reception rooms, a fitted kitchen, period features, recent upgrades including new windows and roof (2024), a landscaped rear garden, and convenient access to local amenities, schools and transport links.

Key Features

- Traditional Bay Fronted Terraced House
- Three Bedrooms
- Two Reception Rooms
- Kitchen, Bathroom & GF WC
- Landscaped Gardens
- New windows & New Roof in 2024
- EPC rating C
- Tenure: Freehold



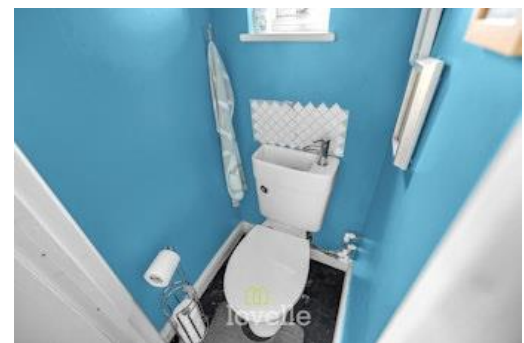


This three-bedroom terraced house is offered **for sale** in a popular residential area of Grimsby, well placed for local amenities, schools and public transport links.

The ground floor features a welcoming entrance hall with ornate tiled flooring and stairs to the first floor. To the front, the lounge includes a bay window and feature gas fire, providing a defined living space. A separate dining room offers an additional reception area, ideal for family meals or entertaining. The kitchen is fitted with wall and base units, sink, and oven with gas hob. To the rear, a useful lobby is currently used as a laundry room, with access to a cloakroom including WC and built-in basin.

Upstairs, there are three bedrooms, comprising two doubles and a further spacious bedroom. The bathroom is fitted with a bath, WC and sink. The property benefits from period features, uPVC double glazing with new windows installed in 2024, gas central heating, and a new roof in 2024. Outside, there is a pleasant, landscaped garden providing an attractive outdoor space.

The house is conveniently located for nearby schools and local amenities, with Grimsby town centre within easy reach for shopping and services. Grimsby Town railway station offers services towards Doncaster, Manchester and other regional destinations, with journey times to Doncaster typically around one hour. Local bus routes provide additional connections across the town and surrounding areas. This spacious accommodation will appeal to first-time buyers, families and investors seeking a well-positioned home in Grimsby.



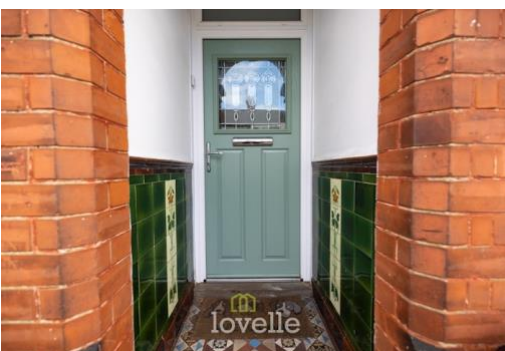


Disclaimer

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.

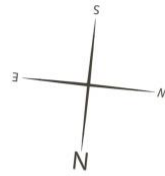
Mobile and broadband

It is advised that prospective purchasers visit checker.ofcom.org.uk in order to review available wifi speeds and mobile connectivity at the property.



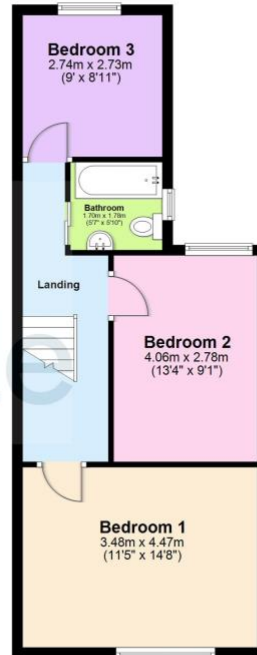
Ground Floor

Approx. 51.3 sq. metres (552.5 sq. feet)



First Floor

Approx. 46.9 sq. metres (504.3 sq. feet)



Total area: approx. 98.2 sq. metres (1056.9 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.



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