

Buy. Sell. Rent. Let.



Watford Avenue, Grimsby



When it comes to  
property it must be

lovelle



£155,000



This immaculate end-of-terrace three-bedroom house, located in an area with excellent amenities and transport links, features a stylish and spacious interior with two reception rooms, a luxury kitchen, a modern bathroom, a landscaped garden, a garage, and additional utility facilities, making it an ideal choice for first-time buyers and families.

#### Key Features

- End of terrace
- Generous corner plot
- Large driveway & garage
- Immaculate accommodation

- Three bedrooms
- Modern Kitchen & Bathroom
- EPC rating D
- Tenure: Freehold



Presenting an immaculate end-of-terrace house for sale, offering an impressive fusion of space and style. This stunning three-bedroom property is located in a well established area, with excellent public transport links, access to local amenities, and nearby schools, making it an ideal choice for first-time buyers and families alike.

Upon entering the property, you are greeted by a welcoming reception room. This lounge is a perfect retreat, complete with a cosy stove providing warmth and comfort on colder nights. The second reception room is a beautiful conservatory, directly open from the kitchen/diner, with doors opening onto the landscaped garden. This space is perfect for relaxing or entertaining guests, with the outdoors just a step away.

The recently installed kitchen boasts luxury units and a dining space, making it a focal point of the home. It comes fully equipped with plumbing for a dishwasher and an oven and hob. The striking design of the kitchen leads seamlessly into the generous conservatory area, creating an open, airy feel.

The property offers three bedrooms, two of which are doubles. The master bedroom benefits from built-in wardrobes, offering ample storage space. The third bedroom is a single, perfect for a child's room or a home office.

A modern bathroom suite serves the house, featuring a shower over the bath, a sink with a vanity unit, a wc, and a towel radiator. The design is sleek and modern, providing a tranquil space to unwind.

The house sits on a generous size plot and is uPVC double glazed and gas central heated. The plot is low maintenance, allowing more time to enjoy the property and less on upkeep. The property also benefits from a garage with a separate store, offering additional storage or parking.

A unique feature of this property is the utility store located outside. It is complete with a worktop, sink, and plumbing for a washer and dryer. Viewings are advised.

#### Measurements

Lounge 3.93m X 3.78m  
Kitchen/Diner 2.88m X 5.70m  
Conservatory 2.98m X 2.46m  
Bedroom 1 3.99m X 3.76m  
Bedroom 2 2.88m X 3.73m  
Bedroom 3 2.98m X 2.66m  
Bathroom 2.32m X 1.71m  
Outside Utility 3.01m X 1.57m  
Garage 5.47m X 3.00m  
Garage Store 5.47m X 1.46m  
Summer House 2.58m X 3.06m

#### Disclaimer

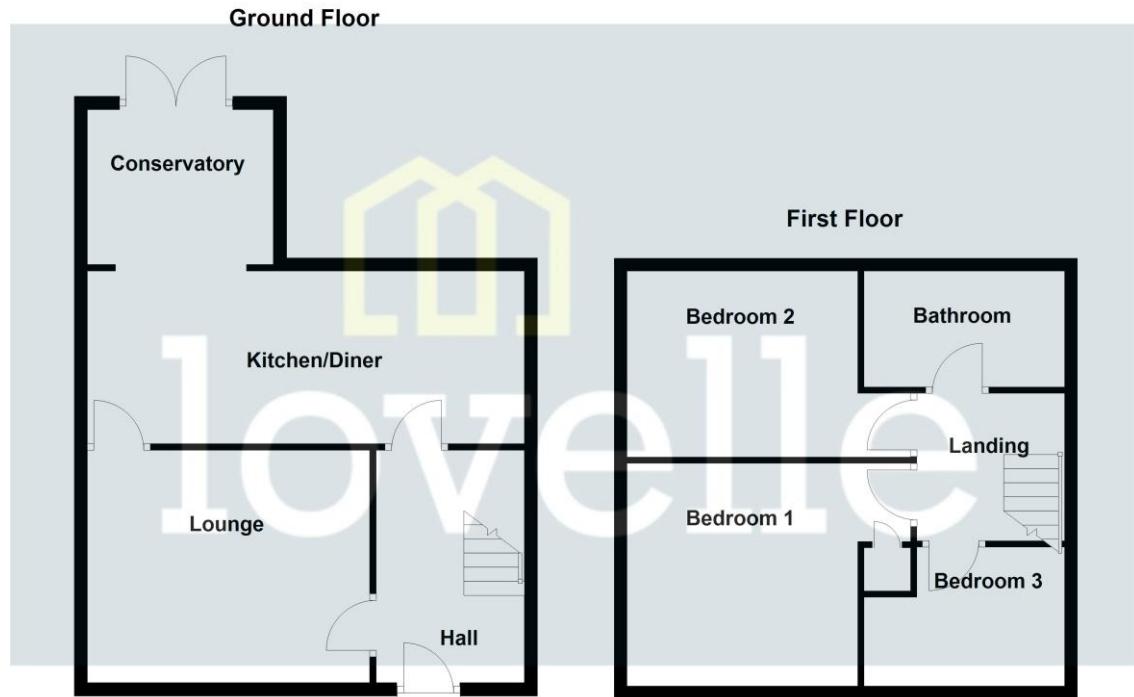
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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

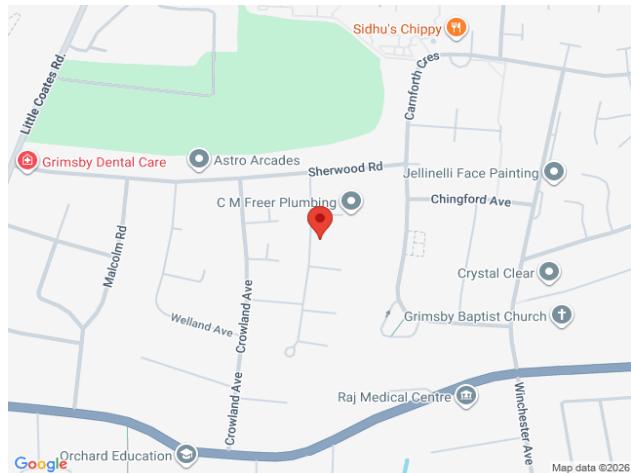
It is advised that prospective purchasers visit [checker.ofcom.org.uk](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.

#### Non-standard construction

Please be advised that the property is of non-standard construction (concrete), prospective purchasers should discuss this with the financial advisor so that a suitable lender can be chosen.



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