



25 Corinthian Avenue, Grimsby, DN34 4QT
£130,000

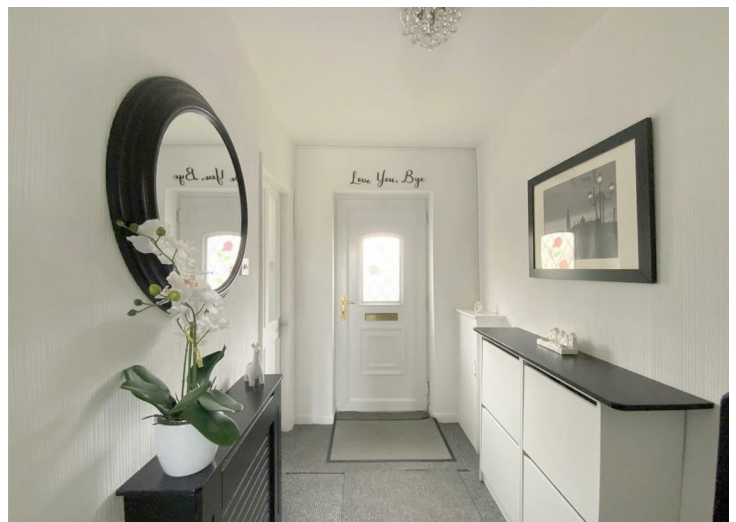
Key Features:

- Three Bedroom Mid Terrace Home
- Deceptively Spacious
- Two Reception Rooms
- Three Double Bedrooms
- Good Sized Low Maintenance Garden
- Popular Cul De Sac Setting
- Close Proximity to the Town Centre
- No Forward Chain

Situated off Littlefield Lane, at the head of a quiet cul-de-sac, this traditional three bedroom mid terrace home offers spacious and well presented accommodation. Conveniently positioned within an established residential area, the property is within easy reach of Grimsby town centre, local amenities, schools and regular transport links, making it an excellent choice for a wide range of buyers.

An entrance hall leads to a bright bay fronted lounge, with double doors opening through to the full width sitting/dining room. Together, the two reception rooms create a free-flowing ground floor layout that is ideal for both everyday living and entertaining. The modern galley style kitchen is fitted with a range of units, a built-in oven and gas hob, and provides access to the rear garden. To the first floor are three genuine double bedrooms, served by a family bathroom fitted with a bath incorporating a shower over, vanity unit and WC.

Outside, the property benefits from a good sized enclosed rear garden, designed for low maintenance and offering a pleasant space to relax or entertain. Side passage access provides added practicality and convenience.



LOUNGE
11'10" x 9'10" (3.62 x 3.00)

SITTING/DINING ROOM
15'5" x 11'0" (4.72 x 3.36)

KITCHEN
12'6" x 6'11" (3.83 x 2.11)

FIRST FLOOR

BEDROOM 1
11'7" x 9'10" (3.55 x 3.00)

BEDROOM 2
11'7" x 9'8" (3.55 x 2.95)

BEDROOM 3
10'1" x 8'7" (3.09 x 2.62)

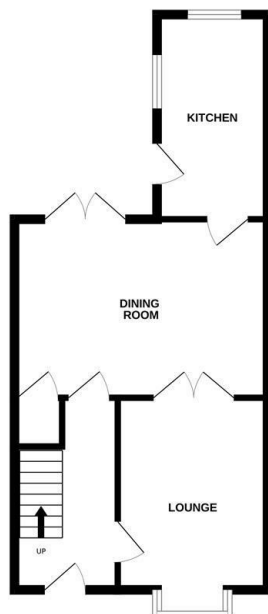
BATHROOM
5'8" x 5'4" (1.74 x 1.65)

TENURE
FREEHOLD

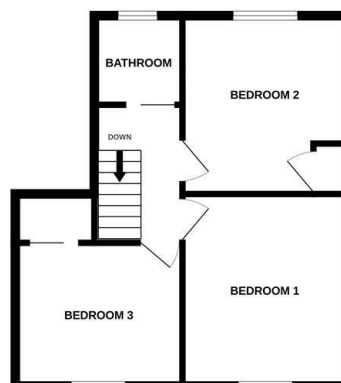
COUNCIL TAX BAND
A



GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.

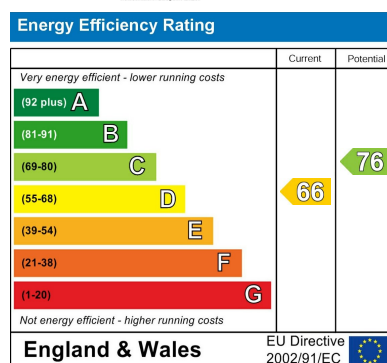


1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA: 859 sq.ft. (79.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, rooms and any other facts are approximate and no responsibility is taken for any error, omission or misstatement. 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. Made with Metagor C2020.



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

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