



Lister Street, Grimsby, DN31 2HZ

**FOR SALE - £65,000**

**CanTERS**

Chartered Surveyors

Viewing is recommended on this traditional bay-fronted three-bedroom mid-terrace property and benefits from gas-fired central heating and uPVC double glazing. The accommodation briefly comprises an entrance hallway, sitting room, dining room and kitchen to the ground floor, with three bedrooms and a family bathroom to the first floor.

The property is conveniently situated within easy reach of local amenities including shops, schools, takeaways and regular public transport services. Excellent road links are available via the nearby A180, providing straightforward access to Grimsby town centre, the docks and surrounding areas.

<b>Hallway</b>	With uPVC part double-glazed entrance door, wood-effect flooring and spindle staircase leading to the first-floor accommodation.
<b>Sitting Room</b>	4.03m max x 2.74m max With walk-in bay window to the front elevation.
<b>Dining Room</b>	4.41m max x 3.40m max Featuring a fireplace with gas fire, window to the rear elevation and ceiling downlights. Door leading through to the kitchen.
<b>Kitchen</b>	3.55m x 1.91m Fitted with a range of wall and base units with contrasting work surfaces incorporating a stainless steel sink unit with mixer tap. Space for an oven and washing machine. Wall-mounted central heating boiler, partially tiled walls, side-facing window and timber part-glazed door leading to the rear garden.
<b>Landing</b>	With loft access and doors leading to all bedrooms and bathroom.
<b>Bedroom One</b>	3.41m max x 2.81m max With built-in storage cupboard and window overlooking the rear garden.
<b>Bedroom Two</b>	3.43m x 2.69m With window to the front elevation.
<b>Bedroom Three</b>	2.50m x 2.66m With window to the front elevation.
<b>Bathroom</b>	Fitted with a suite comprising bath, pedestal wash hand basin and low-flush WC. Partially tiled walls and window to the rear elevation.
<b>Outside</b>	To the front is a forecourt garden with fenced boundaries. The rear garden is predominantly laid to lawn with a concrete pathway and enclosed by a combination of brick walling and fencing.
<b>Tenure</b>	We are verbally advised that the property is Freehold, although formal confirmation is awaited from the vendor's solicitor.
<b>Council Tax Band:</b>	A
<b>EPC Rating:</b>	C

**FURTHER INFORMATION AND TO VIEW:**

Viewing by appointment only, contact James Chisholm james@canters.co.uk 01472 356143.

**DISCLAIMER:**

This floor plan is for illustrative purposes only and not to scale; it should not be relied upon for accuracy. The image remains the intellectual property of Canters and should not be reproduced without consent.

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## ADDITIONAL PHOTOS & PLANS



Sitting Room



Dining Room



Kitchen



Kitchen



Bedroom 1



Bedroom 2

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Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 09/06/2026

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**ADDITIONAL PHOTOS & PLANS**



Bedroom 3



Rear Elevation



Rear Garden

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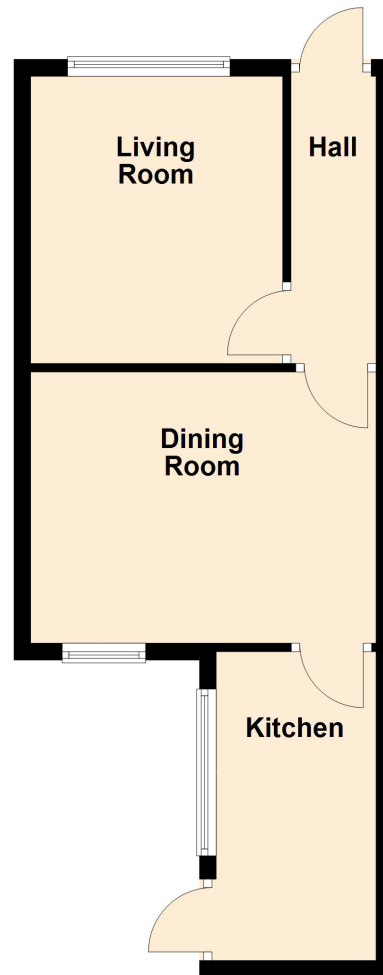
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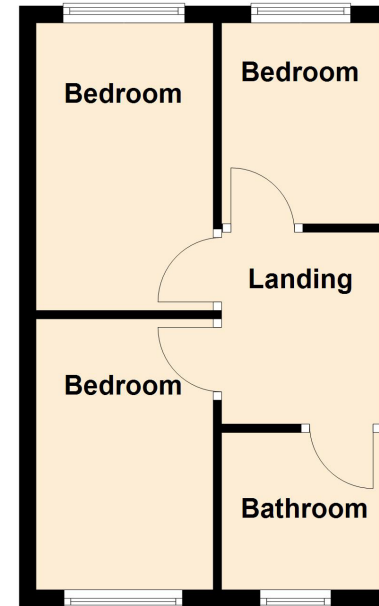
**Ground Floor**

Approx. 34.9 sq. metres (376.1 sq. feet)



**First Floor**

Approx. 27.8 sq. metres (298.7 sq. feet)



Total area: approx. 62.7 sq. metres (674.9 sq. feet)

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