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Frederick Street, Grimsby



When it comes to  
property it must be

  
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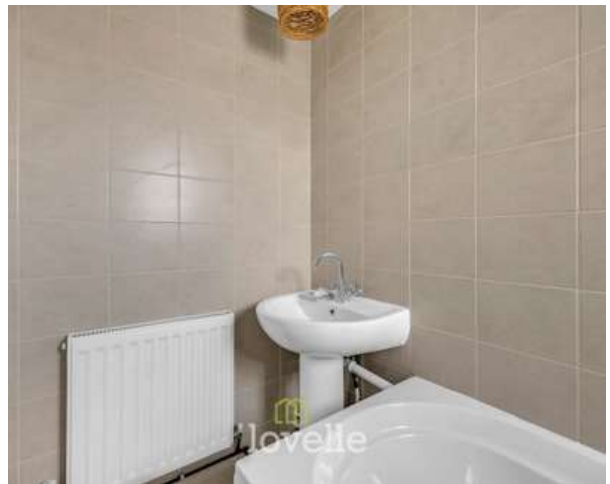
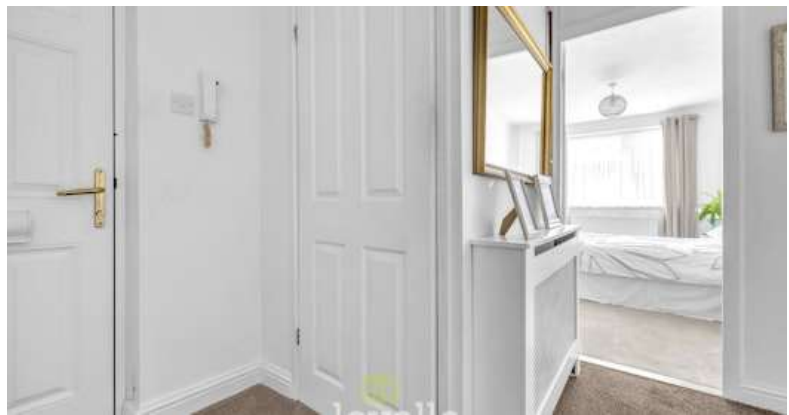
£49,950



A well-presented, chain-free first-floor one-bedroom flat with secure communal entrance and open-plan lounge/kitchen, conveniently located in Grimsby town centre close to shops, schools and transport links, ideal for first-time buyers, investors or retirees.

#### Key Features

- First floor flat
- Secure Intercom Entrance
- Superbly Presented
- Modern Kitchen & Bathroom
- NO CHAIN
- uPVC DG & GCH
- EPC rating C
- Tenure: Leasehold





This one-bedroom first floor flat is offered for sale with no chain and will appeal to first time buyers, investors and retirees seeking a low-maintenance home in Grimsby town centre. Accessed via a communal entrance with secure intercom system and communal door, the property benefits from uPVC double glazing and gas central heating.

Internally, a spacious, well-presented lounge is open from the kitchen, creating a practical living and dining space. The kitchen features modern units with tiled splashbacks, oven and hob, sink, plumbing for a washer and space for a small table. The double bedroom offers comfortable proportions, while the bathroom includes tiled walls, bath, sink and WC. A notable feature is the amount of storage space, with two large cupboards.

The flat is well located for town centre amenities, with shops, supermarkets, cafes and services all within easy reach. Nearby schools and further education facilities are accessible within the wider Grimsby area, making this a convenient base.

Public transport links are strong, with Grimsby Town railway station within easy reach, offering services towards Cleethorpes, Manchester and Barton-on-Humber. Typical journey times include around 10 minutes to Cleethorpes and around 1 hour 45 minutes to Manchester Piccadilly (via connections). Regular bus routes operate through the town, connecting surrounding residential areas, retail parks and the seafront.

This first floor flat represents a practical town centre home or rental investment in an established and well-connected location.

## Disclaimer

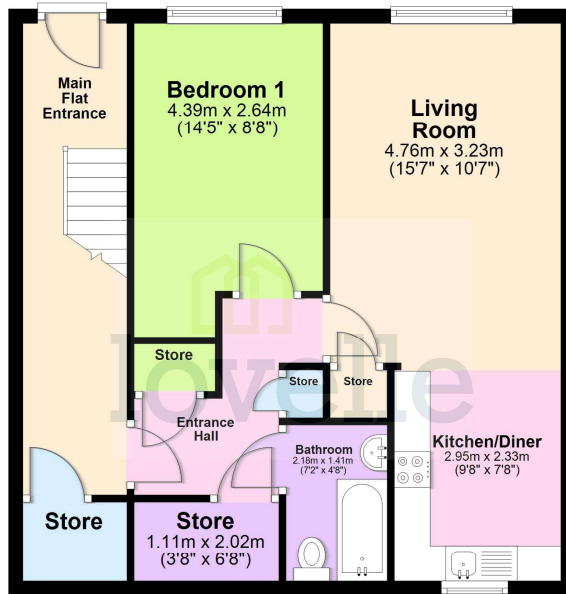
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us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

## First Floor Flat

Approx. 58.7 sq. metres (631.5 sq. feet)



Total area: approx. 58.7 sq. metres (631.5 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.

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