ARGYLE
ESTATE AGENTS

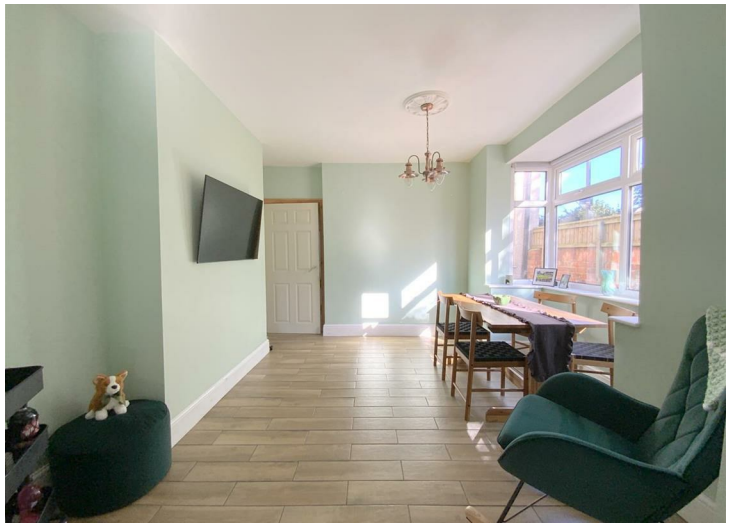
126 Welholme Road, Grimsby, DN32 0NG
£140,000

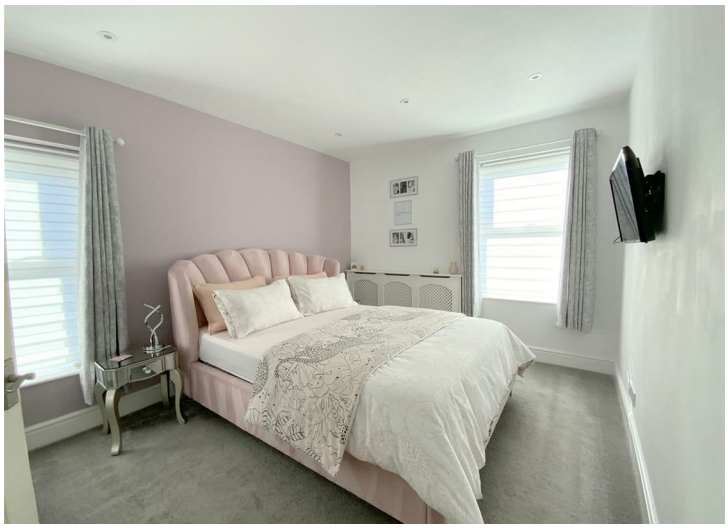
31 Sea View Street, Cleethorpes, North East Lincolnshire, DN35 8EU Tel: 01472 603929

Key Features:

- Substantial Three Bedroom End Terrace Property
- Spacious & Versatile Accommodation
- Two Reception Rooms
- Open Plan Kitchen/Dining Room
- Ground Floor Shower Room
- First Floor Bathroom
- Three Double Bedrooms
- Enclosed Rear Garden

A substantial three bedroom end terrace property, situated within the popular Welholme Road area of Grimsby, offering generous and versatile accommodation well suited to a range of buyers.
The ground floor comprises an entrance hall, a bay-fronted lounge, a second reception room and an open plan kitchen/dining room. The kitchen is fitted with modern shaker style units, and French doors opening directly onto the rear garden. A ground floor shower room provides useful additional facilities.
Upstairs are three double bedrooms together with the family bathroom, fitted with both a bath and separate shower enclosure. The generous main bedroom has been divided by a partition wall to create an adjoining dressing area or home office, adding further flexibility to the accommodation.
Outside, the property has an enclosed rear garden with gated access and a useful shed/summerhouse.
The property is conveniently placed for People's Park, Grimsby town centre, schools and local amenities. Its generous proportions make it equally suited to families or first-time buyers, while the layout may also offer potential for HMO use, subject to the necessary permissions.





LOUNGE
16'2" x 13'8" (4.93 x 4.19)

2ND RECEPTION ROOM
13'4" x 12'0" (4.07 x 3.68)

KITCHEN
15'9" x 10'1" (4.82 x 3.09)

DINING ROOM
9'10".275'7" x 10'2" (3..84 x 3.10)

SHOWER ROOM
6'7" x 5'11" (2.03 x 1.82)

FIRST FLOOR

BEDROOM 1
18'2" x 13'4" (5.54 x 4.07)

BEDROOM 2
13'3" x 12'0" (4.05 x 3.67)

BEDROOM 3
12'10" x 10'1" (3.93 x 3.08)

BATHROOM
8'9" x 7'0" (2.68 x 2.14)

TENURE
FREEHOLD

COUNCIL TAX
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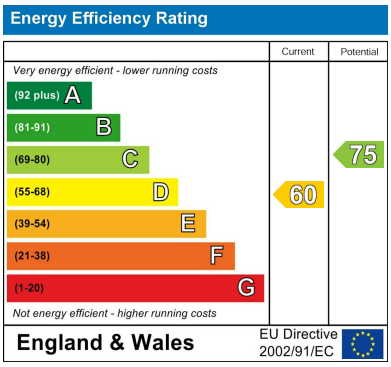

Viewing

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 confirrmed 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

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore

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