



**10 St. Leonards Avenue, Grimsby, North East Lincolnshire, DN31 2BW**  
**£99,950**

## Key Features:

- Three Bedroom Mid Terrace Home
- Quiet Cul De Sac Position
- Established Grimsby Location
- Scope for Modernisation & Improvement
- Kitchen Diner & Lounge
- Two Double Bedrooms
- Third Bedroom/Dressing Room
- Low Maintenance Rear Garden
- No Forward Chain

A three bedroom mid terrace home situated at the head of a cul de sac off Cromwell Road, within this established residential area of Grimsby. Ideally positioned close to local amenities, schools, and transport links, and just a short distance from the town centre.

Offering scope for modernisation and improvement, the accommodation comprises an entrance hall, front aspect lounge, and a full width kitchen diner at the rear. To the first floor are two double bedrooms, a third bedroom currently utilised as a dressing room with built-in wardrobes, along with a family bathroom. Externally the property benefits from a low maintenance rear garden. Ideal for investors or first time buyers looking to put their own stamp on a home. Offered for sale with no forward chain.



**LOUNGE**

15'5" x 13'10" (4.70 x 4.22)

**KITCHEN DINER**

18'7" x 7'7" (5.67 x 2.33)

**FIRST FLOOR**

**BEDROOM 1**

11'10" x 11'8" (3.63 x 3.58)

**BEDROOM 2**

11'9" x 8'2" (3.59 x 2.49)

**BEDROOM 3/DRESSING ROOM**

7'7" x 6'7" (2.33 x 2.02)

**BATHROOM**

6'5" x 5'2" (1.96 x 1.58)

**TENURE**

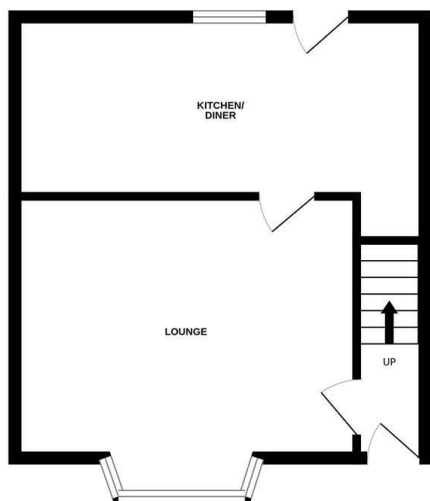
Freehold

**COUNCIL TAX BAND**

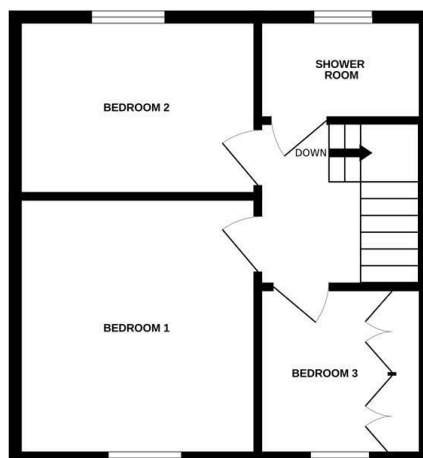
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GROUND FLOOR  
382 sq.ft. (35.5 sq.m.) approx.

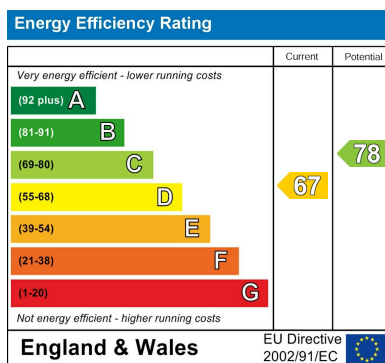


1ST FLOOR  
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA: 753 sq.ft. (70.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.  
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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 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

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

