ARGYLE
ESTATE AGENTS







11 Felstead Road, Grimsby, DN34 4EU
£150,000

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

Key Features:

- Fully Refurbished Three Bedroom Mid Terrace
- Quiet Cul De Sac Position
- Brand New Kitchen & Bathroom
- Bay Fronted Lounge
- Open Plan Kitchen/Dining Room
- Ground Floor WC/Utility
- Off Road Parking
- Good Sized Rear Garden
- No Forward Chain



Recently refurbished throughout, this spacious three bedroom mid terrace home occupies a quiet cul de sac position in a popular residential area of Grimsby. Completely transformed following a program of extensive modernisation, the property offers smart, neutral accommodation, well suited to first-time buyers and young families.
The entrance hall leads into a bay fronted lounge, while to the rear is a spacious open plan kitchen and dining room. The brand new kitchen is fitted with a contemporary range of units and integrated appliances including an oven, gas hob, fridge/freezer and dishwasher. Beyond, a rear entrance lobby provides access to a useful ground floor WC/utility, with space for laundry appliances.
Upstairs are three bedrooms and a brand new family bathroom, fitted with a pedestal wash basin, WC and bath with shower over.
The refurbishment has included replastering, a full scheme of redecoration and new flooring throughout, together with an updated gas central heating system.
Outside, a driveway to the front provides off-road parking, while the good sized rear garden includes a useful brick-built store/summer house.
Situated off Yarborough Road, the property is conveniently placed for a wide range of local shops and everyday amenities, with schools and Grimsby town centre also within easy reach. Offered for sale with no forward chain.











LOUNGE
13'4" x 11'5" (4.07 x 3.50)

DINING ROOM
12'3" x 10'5" (3.75 x 3.18)

KITCHEN
6'10" x 9'1" (2.09 x 2.79)

UTILITY/WC
8'0" x 5'10" (2.46 x 1.78)

FIRST FLOOR

BEDROOM 1
12'3" x 10'10" (3.75 x 3.31)

BEDROOM 2
11'4" x 10'10" (3.47 x 3.31)

BEDROOM 3
8'2" x 5'10" (2.51 x 1.80)

BATHROOM
5'10" x 5'9" (1.80 x 1.77)

TENURE
FREEHOLD

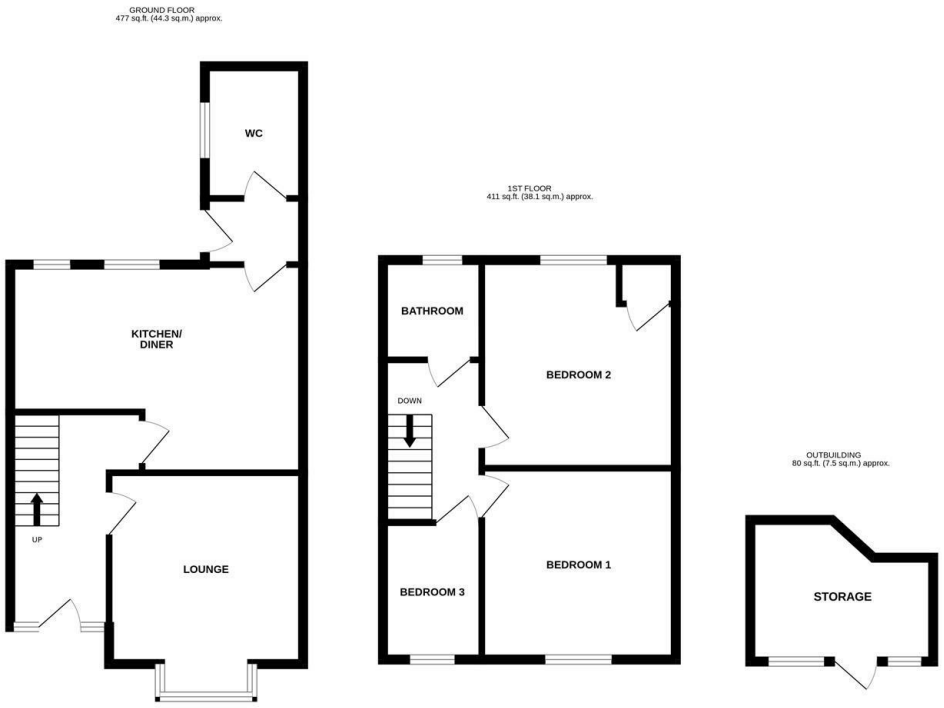
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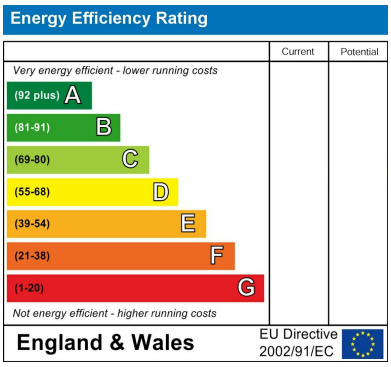






TOTAL FLOOR AREA : 968 sq.ft. (89.9 sq.m.) approx.

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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.

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