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Waterside Drive, Grimsby



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**lovelle**



£110,000



Immaculately presented two-bedroom mid-link house in Grimsby town centre, featuring a spacious lounge-diner, modern kitchen and bathroom, low-maintenance rear garden, easy River Freshney access, two parking spaces, and excellent access to local amenities and transport links.

#### Key Features

- Mid-Link House
- Two Bedrooms
- Kitchen & Bathroom
- Spacious Lounge
- Two Allocated Parking Spaces
- Pleasant Gardens Front & Rear
- EPC rating C
- Tenure: Freehold





**\*\*NO CHAIN\*\*** Lovelle offer to market this two-bedroom mid-link house in immaculate condition, situated in a town centre location in Grimsby with easy access to the River Freshney at the rear. The river aspect provides an attractive backdrop, where swans, ducks and even otters can be seen along the water.

The ground floor features a really spacious lounge, tastefully presented and used as a lounge diner, providing ample space for both seating and dining areas. A door from this reception room opens directly onto the rear garden, creating a pleasant connection between indoor and outdoor space. The kitchen is fitted with modern units, incorporating a sink, hob and plumbing for a washer, offering a practical and contemporary workspace. There is welcoming entrance hall that greets you when you enter the property, where there is also useful storage space.

Upstairs, there are two bedrooms, the main bedroom is a large double and benefits from built-in wardrobes, maximising storage space. The bathroom is finished with modern tiles and includes a rainfall shower over the bath, sink with vanity unit and wc.

Externally, the property has a low maintenance and pleasant rear garden, complemented by the river behind the house. There are two parking spaces, adding further convenience. The house benefits from uPVC double glazing and gas central heating.

The town centre location places a wide range of local amenities, shops, cafes and services within easy reach, as well as nearby schools suitable for different age groups. The River Freshney and surrounding walking routes offer opportunities for riverside walks and access to nearby parks.

Grimsby Town railway station is within easy reach, providing services towards Manchester, Sheffield and other regional destinations, making commuting and leisure travel straightforward. Local bus services also operate through the town centre, connecting to surrounding residential areas and neighbouring towns.

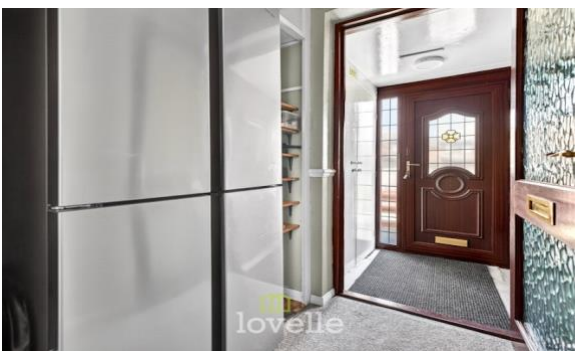
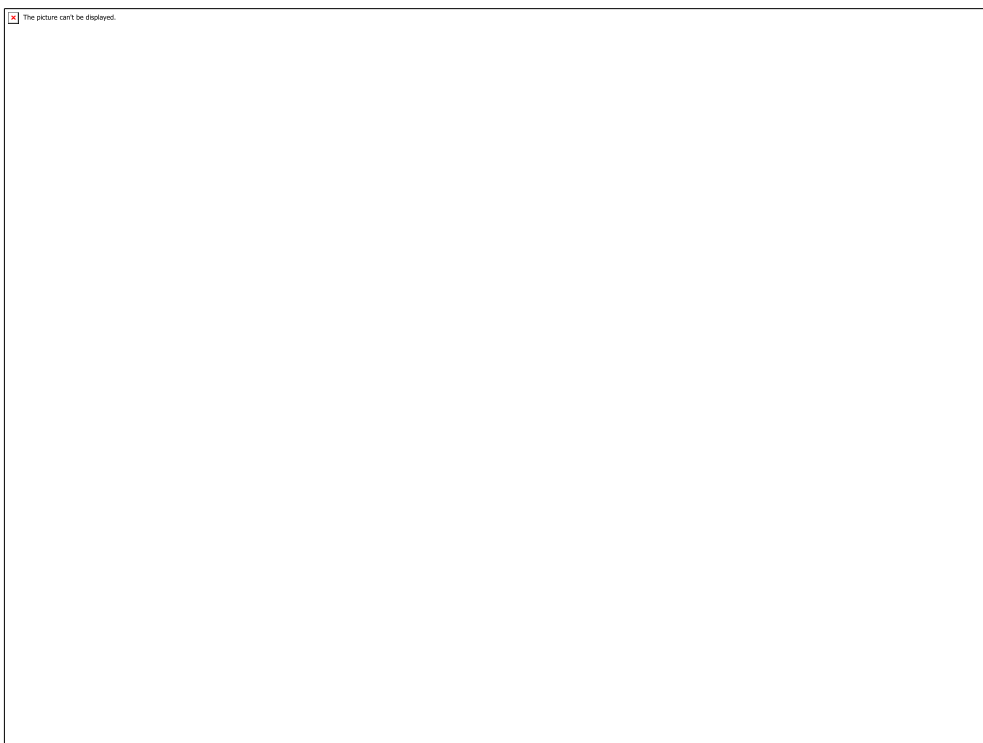
This terraced house is well suited to first time buyers, investors and couples seeking a centrally located property with parking, a low maintenance garden and an attractive riverside setting.

## 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.



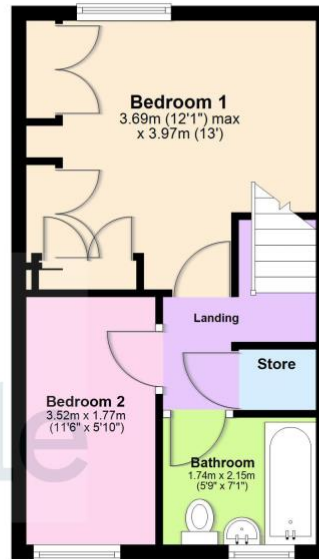
### Ground Floor

Approx. 31.4 sq. metres (338.5 sq. feet)



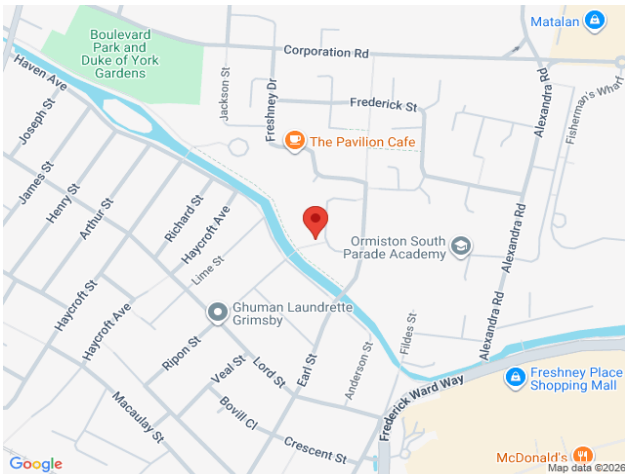
### First Floor

Approx. 28.5 sq. metres (307.1 sq. feet)



Total area: approx. 60.0 sq. metres (645.6 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



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