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Weelsby Street

Grimsby
DN32 8DN

Offers in the Region Of £139,950

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Property Introduction

Offered for sale with no forward chain, this three-bedroom semi-detached home on Weelsby Street, Grimsby presents an excellent opportunity for first-time buyers, growing families or investors looking to put their own stamp on a property. Requiring a slight scheme of modernisation, the home offers fantastic potential and occupies a generous corner plot. The accommodation briefly comprises a welcoming entrance hall leading into a spacious lounge, ideal for relaxing with family and friends. A separate dining room provides the perfect setting for everyday meals or entertaining guests, while the kitchen offers a practical layout with excellent scope for improvement to suit individual tastes. Completing the ground floor is a convenient WC. To the first floor are three well-proportioned bedrooms, providing flexible accommodation for families, home working or visiting guests. The family bathroom serves all three bedrooms and, like the rest of the property, offers an opportunity for updating to create a home tailored to your own style. Externally, the property benefits from a low-maintenance front garden, creating an attractive first impression with minimal upkeep required. To the rear is an enclosed garden featuring a lawn and a decked seating area, providing an ideal space for relaxing or entertaining during the warmer months. Double gates provide access to a driveway, offering secure off-road parking. Conveniently located close to local schools, shops, amenities and transport links, this property combines a desirable location with excellent potential. Whether you're searching for your next family home or an investment

opportunity, this is a fantastic opportunity to acquire a home with plenty of scope to add value. Early viewing is highly recommended to appreciate the accommodation and potential on offer.

Entrance Hall

Entering the property reveals a tiled floor and a radiator.

Lounge

12' 5" x 10' 11" (3.78m x 3.33m)

The lounge has a radiator, wooden floor and a feature fire place.

Dining Room

13' 3" x 11' 8" (4.04m x 3.55m)

The dining room has a window to the rear elevation, a radiator and a wooden floor. There is also a feature fire place.

Kitchen

12' 7" x 7' 1" (3.84m x 2.16m)

The kitchen has a window to the rear elevation and a range of fitted units with plenty of counter space and a sink and drainer.

First Floor Landing

The first floor landing has a window to the side elevation.

Bedroom 1

12' 5" x 10' 11" (3.79m x 3.33m)

Bedroom one has a window to the front elevation, a radiator and wooden flooring.

Bedroom 2

11' 3" x 10' 8" (3.42m x 3.24m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor.

Bedroom 3

7' 9" x 7' 7" (2.35m x 2.32m)

Bedroom three has a window to the rear elevation, a radiator and a carpeted floor.

Bathroom

7' 7" x 6' 3" (2.30m x 1.91m)

The bathroom has an opaque window to the front elevation, partially tiled walls and a white three piece suite with a WC, vanity basin and a bath with a mains shower and glass screen over.

Outside

With gardens to the front and rear with the front bring low maintenance and accessed through a gate. The rear garden has a lawn and decked area ideal for alfresco dining and enclosed by perimeter fencing. The parking is also accessed through gates to the rear of the garden.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

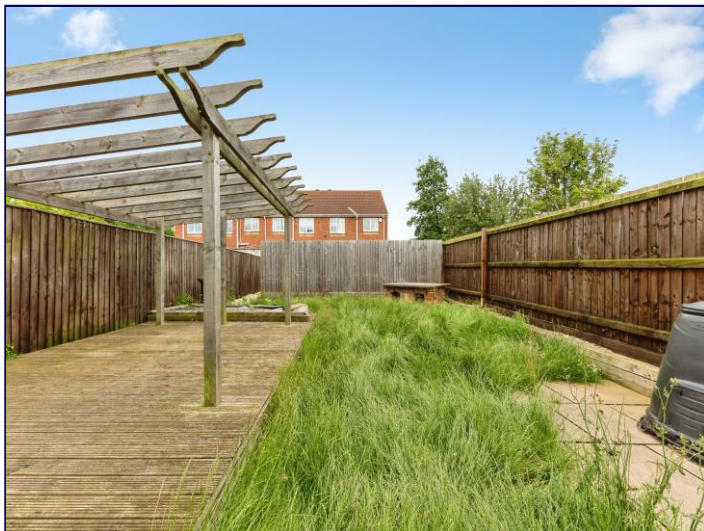
Band A: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

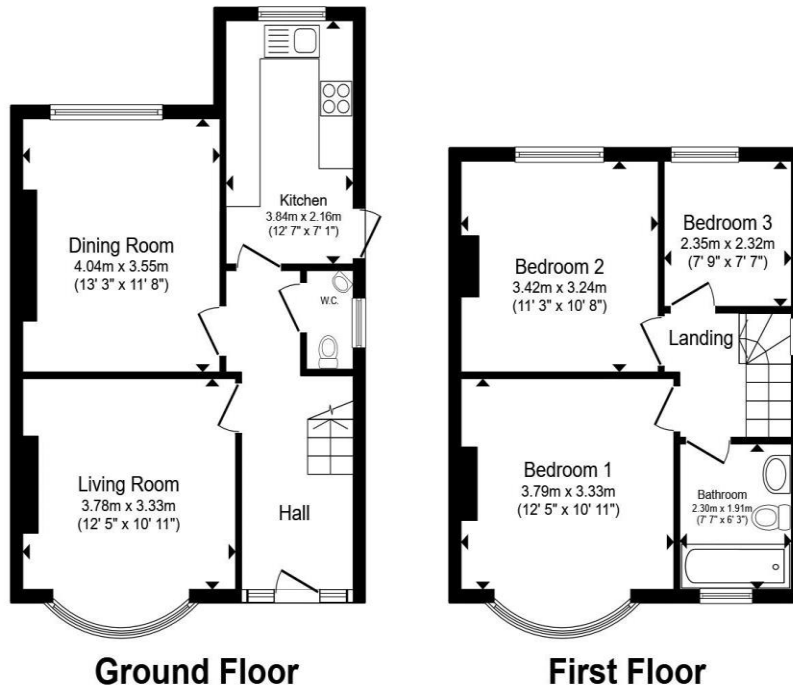
Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.





Total floor area 88.0 m² (947 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		