



**8 Gosport Road, Grimsby, North East Lincolnshire, DN34 4DZ**  
**£137,000**

## Key Features:

- Three Bedroom Mid Terrace Property
- Immaculately Presented
- Bay Fronted Lounge
- Modern Kitchen Diner
- Utility Room
- Downstairs WC & First Floor Shower Room
- Low Maintenance Cottage Style Garden
- Established Area Close To Local Amenities

This immaculately presented 1930's mid terrace home has been tastefully updated during the last two years, including a newly fitted shower room and full roof replacement. Situated in a well-established area of Grimsby, close to local amenities, schools, and transport links, the property is ideal for a wide range of buyers, and ready to move straight into. Offering a blend of original charm and modern finishes, the property features a bay fronted lounge, contemporary fitted kitchen including integrated appliances, a separate utility room and downstairs WC. Upstairs, there are three bedrooms including two doubles, and a modern shower room. Outside, a small cottage style garden provides a manageable and private outdoor space.



### ENTRANCE HALLWAY

Accessed via a uPVC front entrance door. With staircase to the first floor.

### LOUNGE

15'9" x 11'5" (4.81 x 3.50)

With a bay window to front aspect, and original art deco style fireplace.

### KITCHEN DINER

13'0" x 10'1" (3.98 x 3.09)

Featuring a large range of modern gloss fronted units, and contrasting worktops incorporating a breakfast bar. Appliances include a built-in oven and microwave, induction hob with extractor over, integrated fridge/freezer and dishwasher. Stainless steel sink and tap with pull out hose. Useful understairs storage cupboard. Rear aspect window.

### UTILITY

7'3" x 6'4" (2.21 x 1.94)

Rear entrance to the property, providing additional storage, with sink unit and plumbing for a washing machine.

### W/C

5'8" x 2'8" (1.74 x 0.83)

### FIRST FLOOR LANDING

With access to the loft via a drop-down ladder - fully boarded providing excellent storage space.

### BEDROOM 1

12'1" x 8'11" (3.69 x 2.74)

To front aspect, with fitted wardrobes/storage.

### BEDROOM 2

11'5" x 8'10" (3.49 x 2.70)

To rear aspect, with fitted wardrobes/storage - housing the gas central heating boiler.

### BEDROOM 3

9'4" x 5'2" (2.85 x 1.60)

To front aspect.

### SHOWER ROOM

5'9" x 5'3" (1.77 x 1.61)

Fitted with a modern vanity sink unit, wc, and quadrant shower enclosure - with dual shower heads.

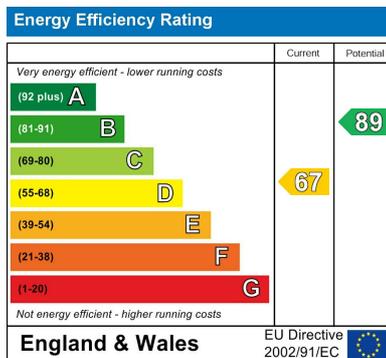
### TENURE

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 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

