



**119 Pershore Avenue, Grimsby, North East Lincolnshire, DN34 5PX**  
**£145,000**



### Key Features:

- Semi Detached Home
- Three Double Bedrooms
- Spacious Living/Dining Room
- Generous & Private Rear Garden
- Versatile Outbuildings
- Ample Off Road Parking

A well presented semi detached property situated in this established area of Grimsby, close to local amenities, schools, and transport links. Inside, the home offers three double bedrooms, a modern family bathroom, kitchen, and a spacious dual aspect living/dining room. Outside, there is ample off-road parking to the front, while at the rear you'll find a generously sized and west facing private rear garden featuring a sheltered paved patio area, and useful outbuildings ideal for storage, a home office, or garden bar. An ideal choice for families of first time buyers seeking a comfortable home in this popular area...Viewing Highly Recommended.





## ENTRANCE HALL

With staircase to the first floor.

## LIVING/DINING ROOM

20'3" x 12'3" (6.18 x 3.75)

Of dual aspect, with fireplace incorporating a modern inset gas fire.

## KITCHEN

11'3" x 10'2" (3.45 x 3.10)

Fitted with wall and base units, built-in oven, plumbing for a washing machine, and useful recess providing space for further appliances/or pantry. Rear aspect window and access to the side of the property.

## FIRST FLOOR

### BEDROOM 1

11'3" x 10'0" (3.43 x 3.07)

To rear aspect, with fitted wardrobes, and built-in storage cupboard.

### BEDROOM 2

11'3" x 8'8" (3.45 x 2.65)

To rear aspect, with a built-in storage cupboard housing the gas central heating boiler.

### BEDROOM 3

11'6" x 8'9" (3.52 x 2.67)

Measured at widest point.

To front aspect.

## BATHROOM

6'6" x 5'6" (2.00 x 1.69)

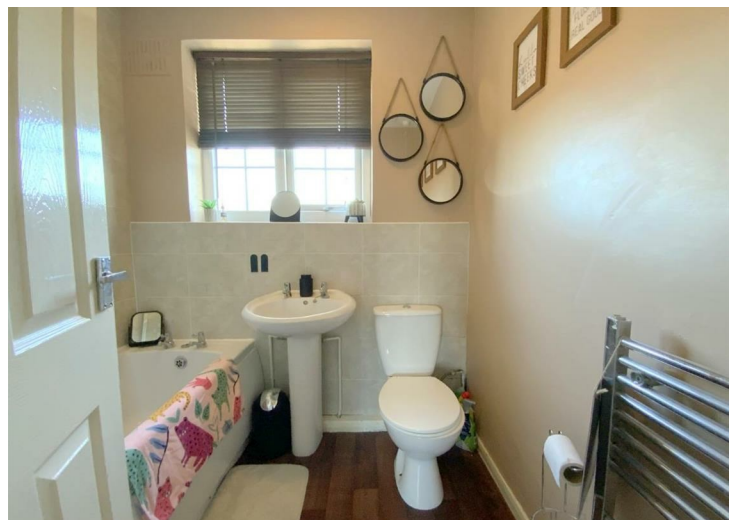
Fitted with a pedestal basin, WC, heated towel rail, and panelled bath with shower over.

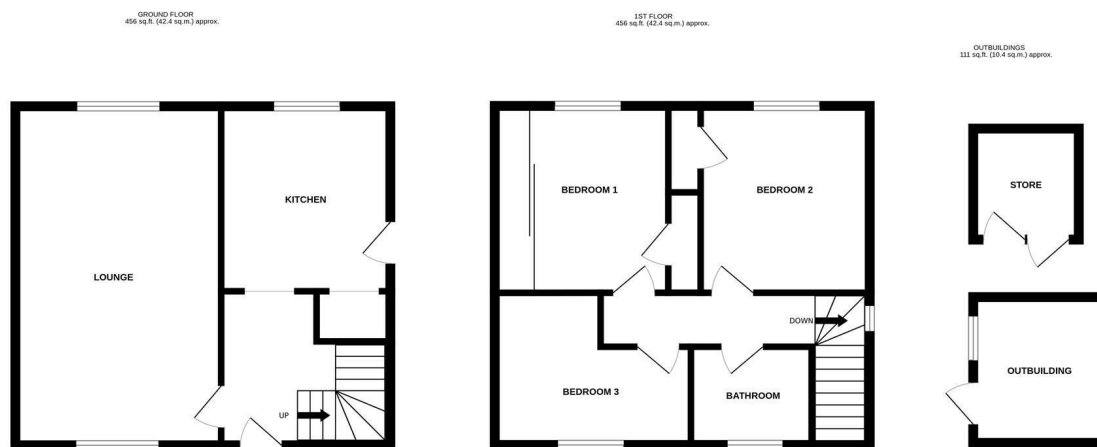
## TENURE

Freehold

## COUNCIL TAX BAND

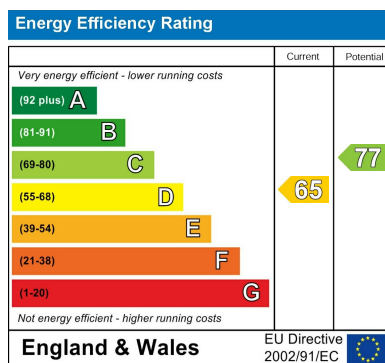
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TOTAL FLOOR AREA : 1024 sq.ft. (95.1 sq.m.) approx.

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

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