



52 Peterhouse Road, Grimsby, North East Lincolnshire, DN34 5UX
£135,000

Key Features:

- Two Bedroom Semi Detached Home
- Popular, Established Residential Area
- Well Presented Accommodation
- Modern Fitted Kitchen
- Spacious Rear Aspect Living Room
- Two Double Bedrooms & Family Bathroom
- Generous Corner Plot Gardens
- Off Road Parking to the Rear

Set on a generous corner plot within a well-established residential area, this two bedroom semi-detached home offers well presented accommodation, ideally suited to first-time buyers, professionals, downsizers and investors alike.

The accommodation comprises a welcoming entrance hall, a modern fitted kitchen complete with an integrated oven, hob and fridge/freezer, and a spacious full-width living room overlooking the rear garden.

To the first floor are two generously sized double bedrooms, with the second benefiting from contemporary high gloss fitted wardrobes, together with a modern family bathroom.

Further benefits include smart electric slimline radiators throughout, while externally the property enjoys well-maintained gardens that are mainly laid to lawn, with the corner plot providing an excellent sense of space. A driveway to the rear offers convenient off-road parking.

Ideally situated for local amenities, the property falls within the catchment area for well regarded schools and offers easy access to the town centre, making it a practical and well-connected place to call home.



LIVING ROOM
14'7" x 11'8" (4.47 x 3.57)

KITCHEN
11'3" x 7'8" (3.45 x 2.36)

FIRST FLOOR

BEDROOM 1
14'8" x 8'9" (4.48 x 2.67)

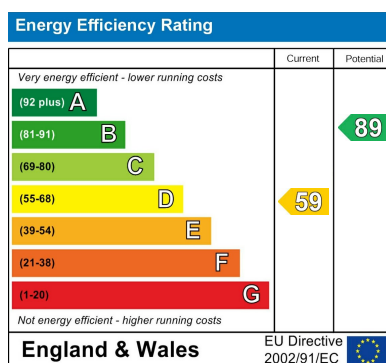
BEDROOM 2
12'7" x 7'7" (3.85 x 2.32)

BATHROOM
8'0" x 6'5" (2.45 x 1.97)

TENURE
Freehold

COUNCIL TAX BAND
B





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