



8 Florence Street, Grimsby, DN32 0JH
£105,000

Key Features:

- Traditional Mid Terrace Home
- Spacious & Versatile Accommodation
- Open Plan Lounge/Dining Room
- Breakfast/Sitting Room & Kitchen
- Downstairs Cloak/WC
- Family Bath/Shower Room
- Low Maintenance Gardens
- Ideal First Time Purchase/Investment Opportunity
- Close to Amenities, Schools & Transport Links

Situated within a well-established residential cul de sac, this three bedroom mid terrace home offers spacious and versatile accommodation, ideally suited to first time buyers, young families and investors.

Retaining much of its traditional charm, the property offers an open plan lounge/dining room, a rear breakfast room which flows openly into the kitchen, and a downstairs cloak/WC. Upstairs are two double bedrooms, a third single bedroom ideal as a dressing room or home office, and a well-sized family bathroom with a separate shower. Set within low maintenance gardens, the property also benefits from solar panels.

Conveniently positioned close to local amenities, schools, parks and transport links...Viewing Highly Recommended.



LOUNGE

12'4" x 10'9" (3.76 x 3.28)

A bay fronted lounge with modern fireplace incorporating a gas fire.

DINING ROOM

13'5" x 11'1" (4.09 x 3.40)

Open plan to the lounge, with a rear aspect window and understairs storage cupboard.

BREAKFAST ROOM

14'8" x 9'1" (4.49 x 2.77)

With two side aspect windows, and cupboard housing the central heating boiler. Open access leads to:

KITCHEN

11'1" x 9'3" (3.38 x 2.82)

Fitted with a range of wall and base units, built-in oven, five ring gas hob with extractor over, plumbing for a washing machine, and space for further appliances.

CLOAKROOM

4'5" x 3'11" (1.37 x 1.21)

Situated off the rear entrance lobby, with WC and hand basin.

FIRST FLOOR

BEDROOM 1

14'4" x 12'5" (4.37 x 3.79)

Front aspect bedroom.

BEDROOM 2

13'4" x 8'11" (4.08 x 2.73)

Rear aspect bedroom.

BEDROOM 3

9'2" x 5'9" (2.81 x 1.76)

Rear aspect bedroom.

BATHROOM

8'7" x 6'6" (2.62 x 2.00)

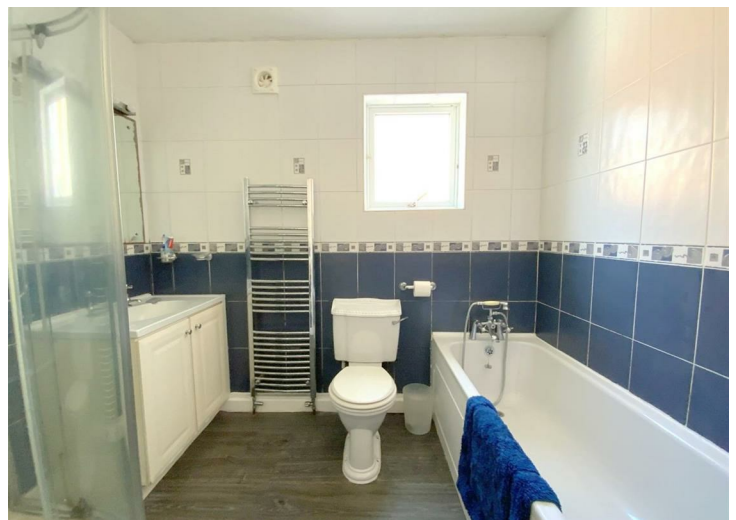
Fitted with a panelled bath, shower enclosure, vanity unit and WC.

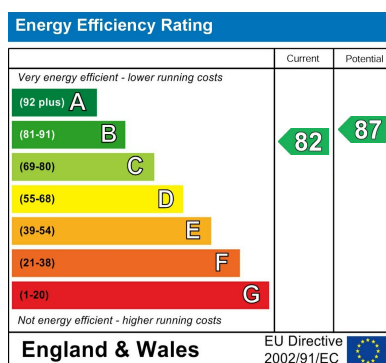
TENURE

Freehold

COUNCIL TAX BAND

A





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