



119 Humberstone Road, Grimsby, North East Lincolnshire, DN32 8DR
£90,000

Key Features:

- Three Bedroom Mid Terrace Home
- Open Plan Lounge/Dining Room
- Downstairs Shower Room
- Three Double Bedrooms
- Nearby Amenities & Schools

A spacious three bedroom mid terrace property located in this popular area, within close proximity to both central Grimsby and Cleethorpes. The accommodation comprises; entrance hall, open plan lounge/dining room, kitchen, downstairs shower room, and three double bedrooms to the first floor. Gardens to the front and rear. An ideal choice for families looking to put their own stamp on their next home.



ENTRANCE HALL

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

LOUNGE

15'0" x 10'7" (4.59 x 3.24)

With fireplace incorporating a multi fuel stove, and rear aspect window.

DINING ROOM

18'7" x 9'10" (5.67 x 3.00)

With a bay window to front aspect, and fireplace inset with an electric fire.

KITCHEN

12'8" x 8'11" (3.88 x 2.73)

With fitted wall and base units, and space for freestanding appliances. Side aspect window.

SHOWER ROOM

8'8" x 4'8" (2.66 x 1.44)

Fitted with a large walk-in shower, vanity unit and wc.

FIRST FLOOR LANDING

With a fitted storage cupboard, and loft access via a drop-down ladder.

BEDROOM 1

13'9" x 13'4" (4.21 x 4.08)

To front aspect.

BEDROOM 2

13'5" x 8'7" (4.10 x 2.64)

To rear aspect.

BEDROOM 3

12'9" x 9'0" (3.89 x 2.76)

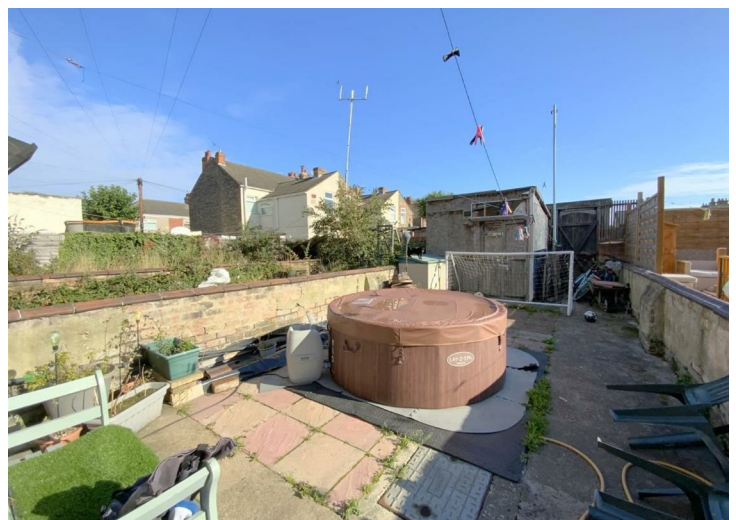
To rear aspect, with fitted storage cupboard housing the gas central heating boiler.

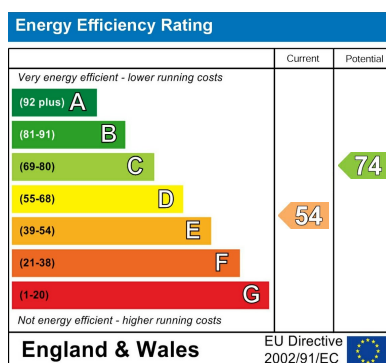
TENURE

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