



4 St. Augustine Avenue, Grimsby, DN32 0JL
£130,000

Key Features:

- Traditional Four Bedroom Mid Terrace Home
- Spacious Family Accommodation
- Modern Fitted Kitchen
- Downstairs Bath/Shower Room
- Open Plan Lounge/Dining Room
- Low Maintenance Rear Garden
- No Forward Chain

A traditional four bedroom mid terrace home found in this established residential area off Weelsby Road. Ideally situated within close proximity of the town centre, People's Park, and popular local schools. Offering good sized family accommodation, comprising; entrance hall, lounge/dining room, a modern fitted kitchen, downstairs bath/shower room, and to the first floor are four bedrooms, including three doubles. The property benefits from a new gas central heating boiler installed just this year, adding to the home's comfort and efficiency. An ideal first time purchase/rental investmentOffered for sale with no forward chain.



ENTRANCE HALL

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

LOUNGE/DINING ROOM

24'8" x 11'2" (7.52 x 3.41)

Measured at maximum width.

A dual aspect double reception room, with fireplace incorporating an electric fire.

KITCHEN

15'1" x 9'3" (4.61 x 2.84)

Fitted with a range of modern units, and work tops incorporating a breakfast bar. Built-in oven, gas hob, plumbing for a washing machine, and space for further appliances. Side aspect window.

REAR ENTRANCE LOBBY

With a built-in storage cupboard, and wall mounted gas central heating boiler - New 2025.

BATHROOM

8'3" x 6'2" (2.53 x 1.90)

Fitted with a panelled bath, shower recess, pedestal basin, and wc.

FIRST FLOOR LANDING

A split-level landing with access to the loft.

BEDROOM 1

14'8" x 12'0" (4.49 x 3.67)

To front aspect, with fitted wardrobes.

BEDROOM 2

12'2" x 9'3" (3.73 x 2.82)

To rear aspect.

BEDROOM 3

9'4" x 7'1" (2.86 x 2.17)

To rear aspect.

BEDROOM 4

7'8" x 6'3" (2.35 x 1.91)

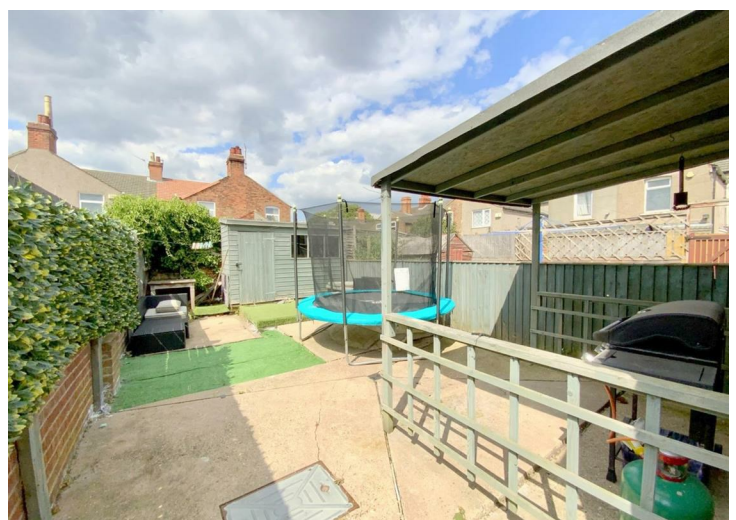
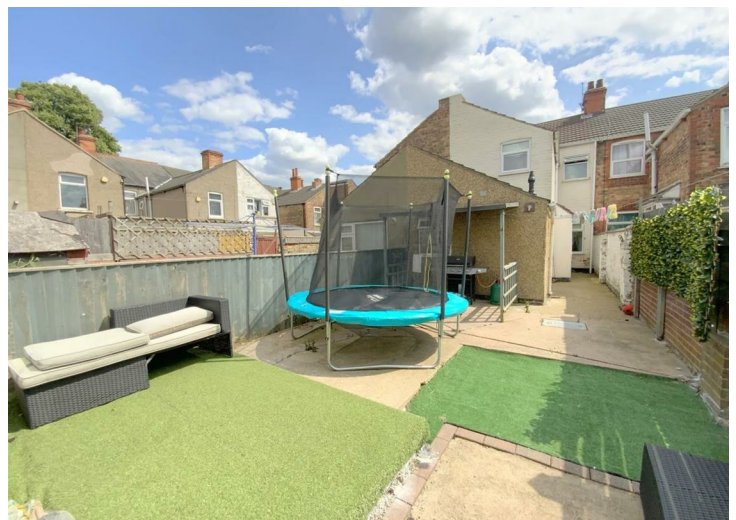
To side aspect.

TENURE

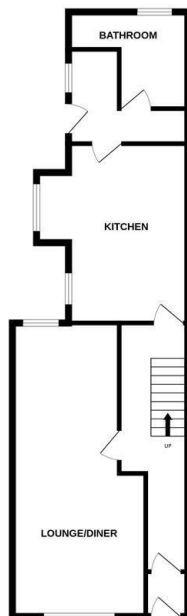
FREEHOLD

COUNCIL TAX

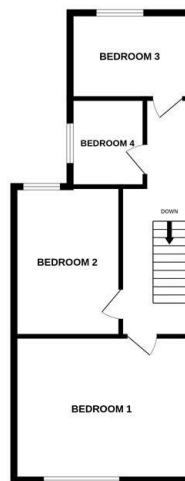
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GROUND FLOOR
643 sq.ft. (59.8 sq.m.) approx.

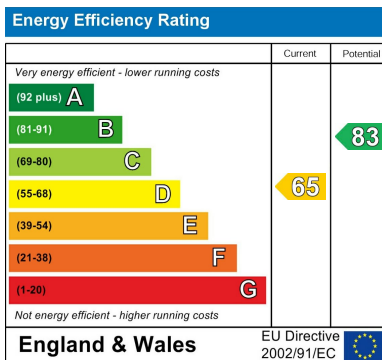


1ST FLOOR
512 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA: 1155 sq.ft. (107.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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. Made with Metreplan 12/05



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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