



126 Welholme Road, Grimsby, DN32 0NG
£140,000

Key Features:

- Substantial Three Bedroom End Terrace Property
- Spacious & Versatile Accommodation
- Two Reception Rooms
- Open Plan Kitchen/Dining Room
- Ground Floor Shower Room
- First Floor Bathroom
- Three Double Bedrooms
- Enclosed Rear Garden

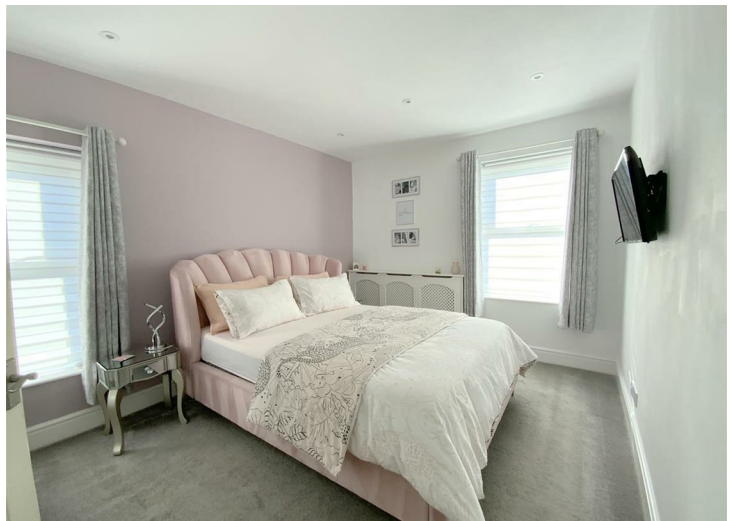
A substantial three bedroom end terrace property, situated within the popular Welholme Road area of Grimsby, offering generous and versatile accommodation well suited to a range of buyers.

The ground floor comprises an entrance hall, a bay-fronted lounge, a second reception room and an open plan kitchen/dining room. The kitchen is fitted with modern shaker style units, and French doors opening directly onto the rear garden. A ground floor shower room provides useful additional facilities.

Upstairs are three double bedrooms together with the family bathroom, fitted with both a bath and separate shower enclosure. The generous main bedroom has been divided by a partition wall to create an adjoining dressing area or home office, adding further flexibility to the accommodation.

Outside, the property has an enclosed rear garden with gated access and a useful shed/summerhouse.

The property is conveniently placed for People's Park, Grimsby town centre, schools and local amenities. Its generous proportions make it equally suited to families or first-time buyers, while the layout may also offer potential for HMO use, subject to the necessary permissions.



LOUNGE
16'2" x 13'8" (4.93 x 4.19)

2ND RECEPTION ROOM
13'4" x 12'0" (4.07 x 3.68)

KITCHEN
15'9" x 10'1" (4.82 x 3.09)

DINING ROOM
9'10".275'7" x 10'2" (3..84 x 3.10)

SHOWER ROOM
6'7" x 5'11" (2.03 x 1.82)

FIRST FLOOR

BEDROOM 1
18'2" x 13'4" (5.54 x 4.07)

BEDROOM 2
13'3" x 12'0" (4.05 x 3.67)

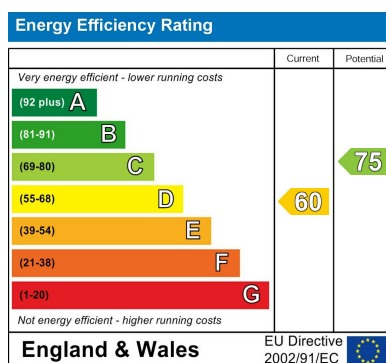
BEDROOM 3
12'10" x 10'1" (3.93 x 3.08)

BATHROOM
8'9" x 7'0" (2.68 x 2.14)

TENURE
FREEHOLD

COUNCIL TAX
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

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