



**30 Melrose Way, Grimsby, North East Lincolnshire, DN37 9HZ**  
**£110,000**

## Key Features:

- Three Bedroom End Terrace Property
- Popular Area Of Grimsby
- Dining Kitchen
- Spacious Living Room
- Downstairs WC & First Floor Bathroom
- Storage Options Throughout
- Scope For Modernisation
- No Forward Chain

A well maintained three bedroom end terrace home offered for sale on the popular Willows Estate located to the outskirts of Grimsby. Ideally positioned close to local amenities, schools, Grimsby Leisure Centre and the Auditorium, as well as easy access to the town centre and A180 motorway links.

The accommodation offers scope for general modernisation, comprising; entrance hall, cloaks/wc, a dual aspect living room, dining kitchen, and to the first floor are three bedrooms and a bathroom. Lawned gardens to the front and rear.



## ENTRANCE HALL

Front entrance to the property, with a built-in storage cupboard, and further cupboard housing the gas central heating boiler.

## CLOAKROOM

4'9" x 3'7" (1.45 x 1.11)

Fitted with a hand basin and wc. Built-in storage cupboard.



## LIVING ROOM

19'8" x 10'9" (6.00 x 3.29)

A full-length living room having front and rear aspect windows, and fireplace ideal for an electric fire.

## DINING KITCHEN

12'9" x 8'9" (3.89 x 2.67)

Comprising a range of traditional wooden units, integral oven, gas hob with extractor over, and fitted dining table. Rear aspect window, and entrance door.

## FIRST FLOOR LANDING

With a built-in storage cupboard, and access to the loft.

## BEDROOM 1

13'9" x 10'7" (4.20 x 3.23)

To front aspect, with a built-in storage cupboard/wardrobe.



## BEDROOM 2

13'9" x 8'10" (4.20 x 2.70)

A second double bedroom, to rear aspect.

## BEDROOM 3

8'10" x 6'11" (2.70 x 2.11)

To rear aspect, with a built-in storage cupboard.



## BATHROOM

10'0" x 4'7" (3.05 x 1.41)

Fitted with a panelled bath, pedestal basin and wc.

## TENURE

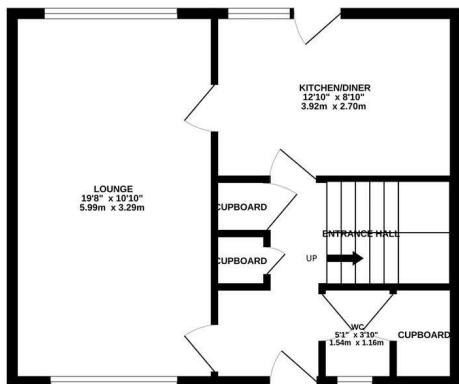
Freehold

## COUNCIL TAX BAND

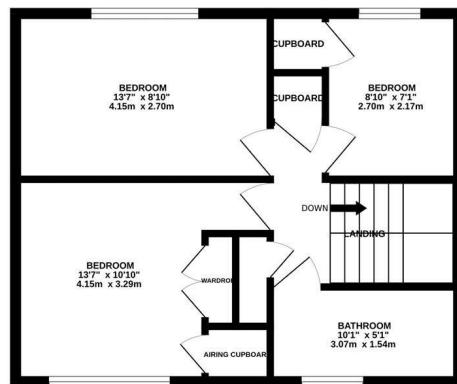
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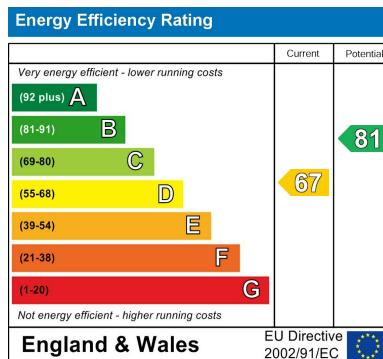
## GROUND FLOOR



## 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 equipment have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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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