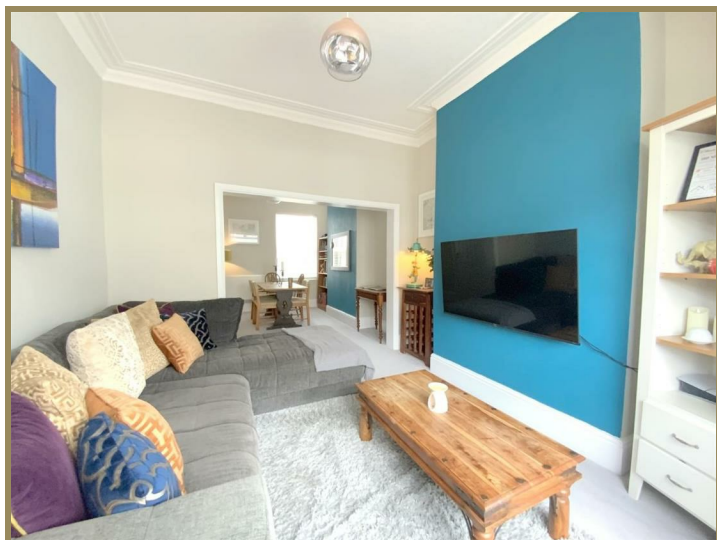




378 Convamore Road, Grimsby, North East Lincolnshire, DN32 9PD
£110,000

Key Features:

- Traditional Three Bedroom Mid Terrace Property
- Immaculately Presented
- Spacious & Versatile Family Accommodation
- Modern Kitchen & Bathroom
- Two Reception Rooms
- Open Plan Living/Dining Kitchen
- Utility Room/Downstairs WC

This traditional three bedroom mid terrace home offers spacious and immaculately presented accommodation, having undergone a full refurbishment in 2021 - including a new gas central heating system, damp course, and a modern fitted kitchen and bathroom.

The ground floor layout features a bay fronted lounge with open access from the dining room, a generous living/dining kitchen at the rear, a utility room and separate WC. Upstairs, there are three good sized bedrooms and a family bathroom. The rear garden offers a blank canvas ready for landscaping. Positioned at the southern end of Convamore Road, the property is ideally placed for easy access to both central Grimsby and Cleethorpes, making it a convenient and appealing choice for a variety of buyers. Viewing Highly Recommended.



ENTRANCE HALL

With staircase to the first floor, understairs storage, and wood effect laminate flooring.

LOUNGE

11'3" x 11'2" (3.44 x 3.42)

With a bay window to front aspect, and open access from the dining room.

DINING ROOM

12'11" x 9'2" (3.94 x 2.81)

With a rear aspect window.

LIVING DINING KITCHEN

25'8" x 8'11" (7.84 x 2.74)

Featuring a range of wall and base units, and contrasting granite stone worktops incorporating a breakfast bar. Integrated dishwasher, range cooker with extractor over, and space for further appliances. Side aspect bay window, and continued laminate flooring.

UTILITY ROOM

5'10" x 4'11" (1.78 x 1.52)

With space for laundry appliances, and access onto the rear garden.

CLOAK/WC

4'10" x 2'9" (1.48 x 0.86)

Fitted with a WC and hand basin,

FIRST FLOOR

BEDROOM 1

14'10" x 11'3" (4.53 x 3.45)

To front aspect.

BEDROOM 2

13'0" x 9'3" (3.97 x 2.83)

To rear aspect.

BEDROOM 3

10'9" x 9'0" (3.28 x 2.75)

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

BATHROOM

5'11" x 5'8" (1.81 x 1.73)

Fitted with a vanity wash stand, wc, and panelled bath with shower over. Obscure glazed window. Access to the loft.

TENURE

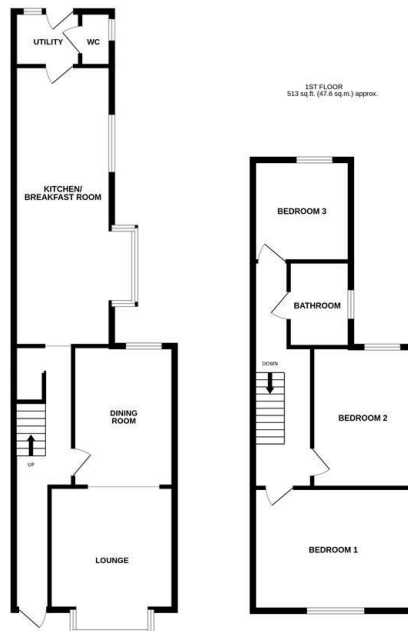
FREEHOLD

COUNCIL TAX BAND

A



GROUND FLOOR
664 sq.ft. (61.7 sq.m.) approx.

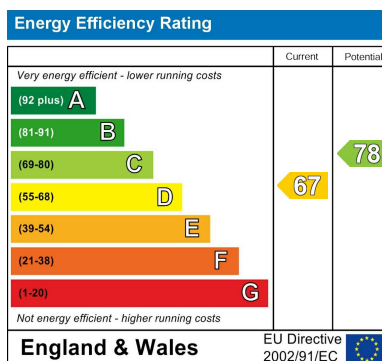


1ST FLOOR
513 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA: 1177 sq.ft. (109.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 Houspace (2020).



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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