



7 Wentworth Road, Grimsby, DN34 4AR
£130,000

Key Features:

- Three Bedroom Mid Terrace Home
- Completely Refurbished in 2024
- Smart, Modern Interior Throughout
- Good Sized Rear Garden
- Off Road Parking
- Popular Established Grimsby Location

Completely refurbished in 2024, this immaculate three bedroom mid terrace property has undergone an impressive transformation and is now beautifully finished throughout, offering a smart, contemporary home that is ready to move straight into.

The ground floor includes a comfortable bay fronted lounge, a spacious full width dining room to the rear, and a modern fitted kitchen finished with high gloss units, and a built-in oven and hob.

Upstairs are two double bedrooms and a single bedroom, alongside a stylish fully tiled bathroom fitted with a shower over the bath.

Outside, there is off road parking to the front, while the good sized rear garden is designed for easy maintenance and provides an attractive space for outdoor seating and entertaining.

Situated within a popular established area of Grimsby, the property is close to a range of local amenities, with the town centre only a short distance away.



LOUNGE
14'3" x 9'6" (4.36 x 2.92)

DINING ROOM
14'11" x 10'4" (4.57 x 3.16)

KITCHEN
9'4" x 8'9" (2.85 x 2.69)

FIRST FLOOR

BEDROOM 1
11'2" x 9'6" (3.41 x 2.90)

BEDROOM 2
10'11" x 7'11" (3.35 x 2.43)

BEDROOM 3
9'1" x 6'7" (2.78 x 2.02)

BATHROOM
7'9" x 5'0" (2.38 x 1.53)

COUNCIL TAX BAND
A

TENURE
FREEHOLD



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

