



**210 Legsby Avenue, Grimsby, North East Lincolnshire, DN32 0LB**  
**£155,000**



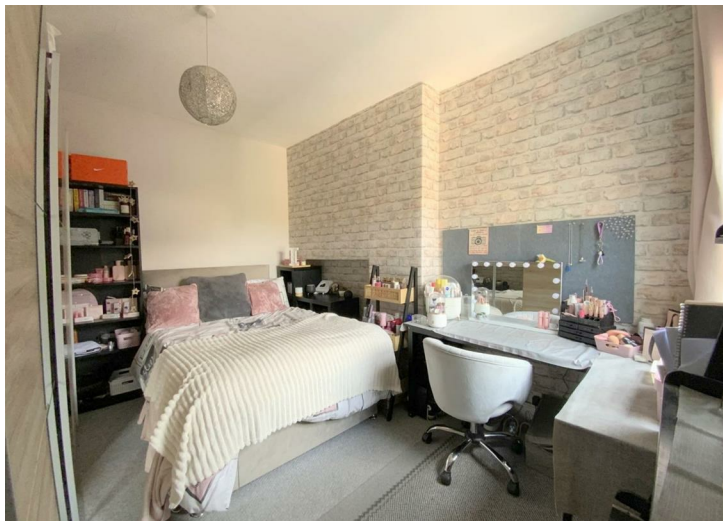
### Key Features:

- Traditional Three Bedroom End Terrace
- Two Reception Rooms
- Open Plan Kitchen/Dining Room
- Three Good Sized Bedrooms
- Period Features
- Popular School Catchment
- Private Established Garden

A charming gable fronted end terrace home offering timeless character throughout, found in this popular Grimsby location.

Situated just off Weelsby Road, the property offers ideal family accommodation a short distance from well regarded schools, colleges, People's Park, and within close proximity of the town centre.

The accommodation features a traditional layout, briefly comprising of two reception rooms, an open plan kitchen/dining room with log burner, and first floor with three good sized bedrooms and a bathroom.





## ENTRANCE HALL

Accessed via a front entrance storm porch with traditional style door. Having decorative vinyl flooring, and staircase with spindle balustrade.

## LOUNGE

15'10" x 11'4" (4.83 x 3.46)

Measured into bay.

A bay fronted lounge, with fireplace incorporating a coal effect gas fire.

## 2ND RECEPTION ROOM

12'4" x 9'8" (3.78 x 2.95)

A versatile room, with a rear aspect window.

## KITCHEN/DINING ROOM

24'7" x 10'1" (7.50 x 3.09)

Fitted with a range of wall and base units and contrasting worktops inset with a stainless-steel sink. Built-in oven, gas hob with extractor over, integrated fridge and freezer, plumbing for a washing machine and dryer space. Wall mounted gas central heating boiler. Access to the rear garden. Dining area featuring a log burner stove, and side aspect bay window.

## FIRST FLOOR LANDING

A split-level landing with fitted storage cupboard and access to the loft.

## BEDROOM 1

13'3" x 12'7" (4.05 x 3.85)

To front aspect, with built-in mirror fronted wardrobes, and feature fireplace.

## BEDROOM 2

12'4" x 9'6" (3.77 x 2.91)

To rear aspect.

## BEDROOM 3

10'2" x 8'4" (3.10 x 2.56)

To rear aspect.

## BATHROOM

6'5" x 5'0" (1.97 x 1.54)

Comprising a panelled bath with overhead shower, and fitted storage incorporating a wash basin and wc. Heated towel rail. Obscure glazed window.

## OUTSIDE

To the rear is an attractive lawned garden, being mainly private and south-west facing.

## TENURE

Freehold

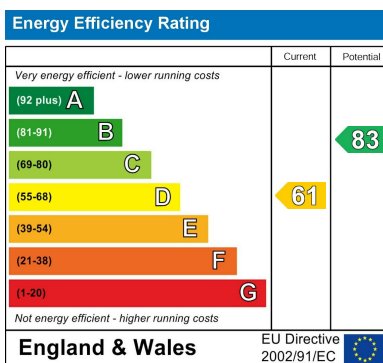
## COUNCIL TAX BAND

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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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