



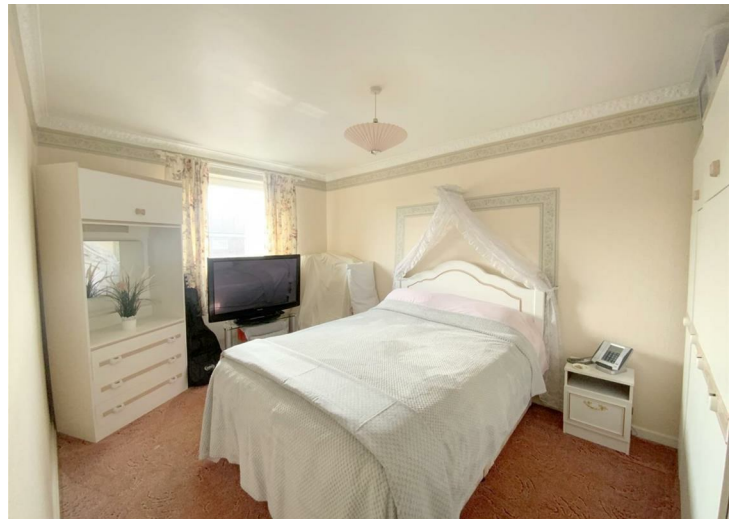
45 Railway Street, Grimsby, North East Lincolnshire, DN32 7BN
£90,000

Key Features:

- Three Bedroom Mid Terrace Property
- Well Maintained Accommodation
- Spacious Rear Aspect Lounge
- Dining Kitchen
- Downstairs WC & First Floor Shower Room
- Low Maintenance Gardens
- Off Road Parking To Rear
- No Forward Chain

A well maintained three bedroom mid terrace home offering spacious and practical accommodation, in this convenient area within close proximity of the town centre.

The ground floor features a generous rear aspect living room, a spacious dining kitchen and a downstairs Cloak/WC. Upstairs there are three bedrooms and a shower room. Outside, the home benefits from low maintenance gardens to both the front and rear. Offered for sale with no forward chain.



ENTRANCE HALL

Front entrance to the property accessed via a uPVC door.

CLOAK/WC

5'4" x 2'9" (1.64 x 0.86)

Fitted with a wc and hand basin.

KITCHEN

12'4" x 12'2" (3.76 x 3.72)

Comprising a range of wall and base units, worktops incorporating a stainless-steel sink, plumbing for a washing machine, and space for further appliances. Useful understairs storage cupboard/pantry. Wall mounted gas central heating boiler (New 2021). Front aspect window.

LIVING ROOM

15'7" x 13'6" (4.77 x 4.13)

To rear aspect, with brick fireplace incorporating an electric fire. Access to the rear garden - via entrance porch.

BEDROOM 1

13'6" x 9'3" (4.13 x 2.83)

To rear aspect.

BEDROOM 2

12'2" x 10'0" (3.73 x 3.06)

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

BEDROOM 3

11'1" x 6'0" (3.39 x 1.83)

To rear aspect.

SHOWER ROOM

6'10" x 5'4" (2.10 x 1.65)

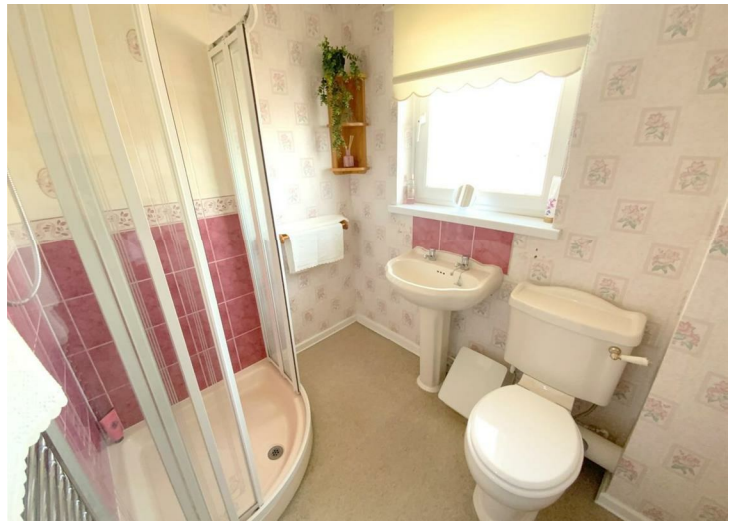
Fitted with a corner shower enclosure, pedestal basin and wc. Heated towel rail.

COUNCIL TAX

A

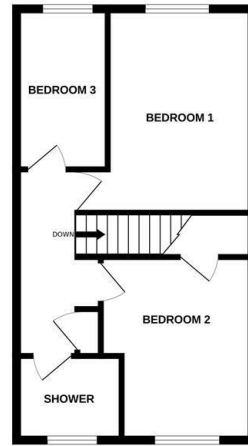
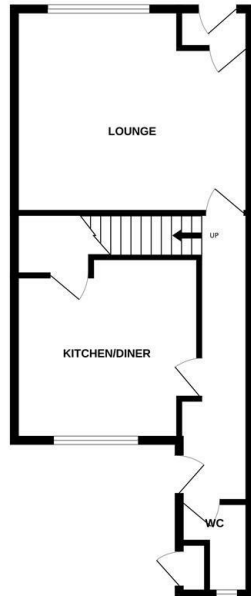
TENURE

FREEHOLD



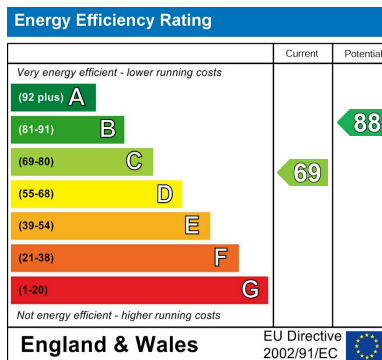
GROUND FLOOR
496 sq.ft. (46.1 sq.m.) approx.

1ST FLOOR
448 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA: 945 sq.ft. (87.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, depths and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not 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 Floorplan 12/05



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