



**54 Grove Crescent, Grimsby, North East Lincolnshire, DN32 8JU**  
**£120,000**

## Key Features:

- Two Bedroom Mid Terrace Property
- Popular 'Old Clee' Location
- Lounge, Kitchen Diner
- Two Double Bedrooms
- Downstairs WC, First Floor Shower Room
- Off Road Parking
- Ideal Rental Opportunity

A two bedroom mid terrace property located in the popular residential area of Old Clee, conveniently situated for easy access to both central Grimsby and Cleethorpes.

The accommodation offers; a front entrance porch, lounge, kitchen diner, rear lobby/WC, and first floor with two double bedrooms and a shower room. Driveway parking, and gardens to the front and rear. An ideal first time purchase or rental investment opportunity.



## LOUNGE

13'3" x 11'1" (4.04 x 3.39)

A front aspect lounge, with modern fireplace incorporating an inset gas fire.

## KITCHEN

11'9" x 9'6" (3.59 x 2.90)

Comprising of wall and base units, worktops inset with a stainless steel sink, built-in oven, gas hob with extractor over, plumbing for a washing machine and space for further appliances. Understairs storage cupboard. Rear aspect window.

## REAR ENTRANCE LOBBY/ WC

8'6" x 3'1" (2.61 x 0.96)

Fitted with a wc and wall mounted gas central heating boiler.

## FIRST FLOOR

### BEDROOM 1

12'9" x 11'1" (3.90 x 3.38)

To front aspect.

### BEDROOM 2

9'3" x 7'10" (2.82 x 2.39)

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

## SHOWER ROOM

7'0" x 4'6" (2.15 x 1.38)

Fitted with a vanity sink unit, wc, and shower enclosure.

## OUTSIDE

The front of the property is approached by a driveway providing off road parking for two vehicles. The rear garden is mainly laid to lawn, with shed and stone resin bound patio area.

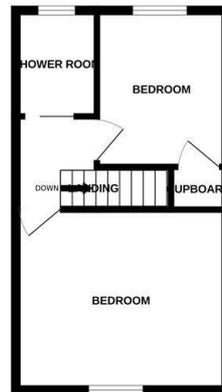
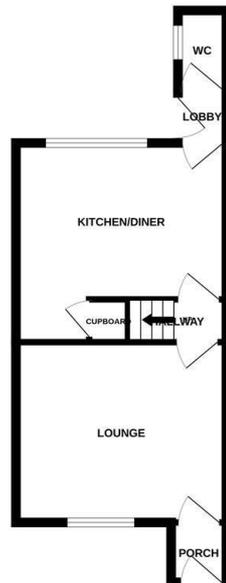
## TENURE

Freehold

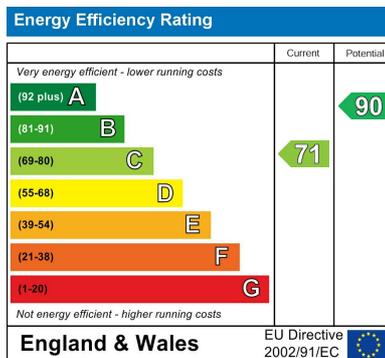
## COUNCIL TAX BAND

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While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, systems and appliances shown 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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