



33 Filey Road, Grimsby, DN32 9TG
£130,000

Key Features:

- Three Bedroom End Link Home
- Close to the Cleethorpes/Grimsby Border
- Potential to Modernise
- Two Reception Rooms & Kitchen
- Three Good Sized Bedrooms
- First Floor Shower Room
- Generous Rear Garden
- Rear Storage Outhouse/WC
- No Forward Chain

This well maintained three bedroom end link home offers spacious, well proportioned accommodation with excellent potential for a new owner to update and personalise. With a practical layout and generous outdoor space, the property is ideally suited to first time buyers, families and investors alike.

The accommodation comprises a bay fronted lounge, a separate dining room with access to the rear garden, and a fitted kitchen. The ground floor flows well between the principal living spaces, providing a comfortable layout for everyday family life while offering plenty of scope for further enhancement.

To the first floor are two double bedrooms, a good sized third bedroom, and a modern shower room fitted with a large walk-in shower. All three bedrooms benefit from built-in storage.

Outside, the property stands behind a front garden and enjoys a generous enclosed rear garden with gated side access. A useful brick-built outhouse provides additional storage and a WC.

Conveniently positioned close to the border of Grimsby and Cleethorpes, the property is well placed for a wide range of local amenities, schools and transport links, while the seafront and both town centres are within easy reach.

Offered for sale with no forward chain.



LOUNGE
15'2" x 12'4" (4.63 x 3.77)

KITCHEN
12'6" x 9'5" (3.83 x 2.89)

DINING ROOM
10'5" x 10'0" (3.18 x 3.06)

FIRST FLOOR

BEDROOM 1
13'0" x 8'9" (3.98 x 2.69)

BEDROOM 2
10'1" x 8'7" (3.09 x 2.64)

BEDROOM 3
10'0" x 8'4" (3.06 x 2.56)

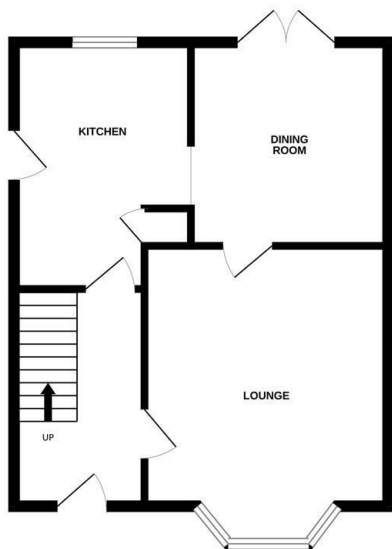
SHOWER ROOM
6'7" x 5'4" (2.01 x 1.65)

TENURE
FREEHOLD

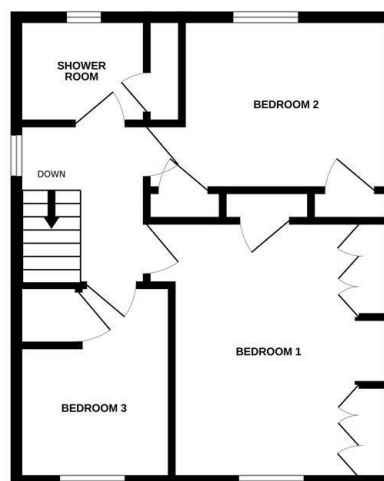
COUNCIL TAX BAND
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GROUND FLOOR
460 sq.ft. (42.8 sq.m.) approx.

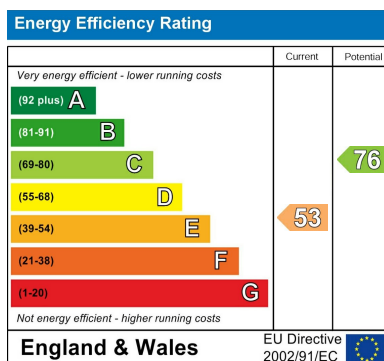


1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 910 sq.ft. (84.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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.
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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

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