



52 Kent Street, Grimsby, North East Lincolnshire, DN32 7DH
£70,000

Key Features:

- End Terrace Property
- Two Double Bedrooms
- Living Room, Kitchen & Dining Room
- Bathroom & Separate WC
- Front & Rear Gardens

A two bedroom end terrace property located in this established area off Freeman Street, close to local amenities and easy access onto the A180. The accommodation offers; entrance hall, living room, kitchen, dining room, first floor two double bedrooms, a bathroom and separate wc. Enclosed gardens to the front and rear.



ENTRANCE HALL

Accessed via a uPVC entrance door. With built-in storage cupboards, and staircase to the first floor.

LIVING ROOM

14'7" x 9'7" (4.47 x 2.93)

With a front aspect window.



KITCHEN

8'8" x 8'5" (2.65 x 2.58)

Comprising of wall and base units, stainless steel sink, freestanding cooker, and space for further appliances. Wall mounted gas central heating boiler. Rear aspect window.

DINING ROOM

10'5" x 6'11" (3.19 x 2.12)

With access onto the rear garden.

FIRST FLOOR LANDING

With a built-in storage cupboard, and access to the loft.

BEDROOM 1

15'11" x 9'10" (4.87 x 3.00)

To front aspect.



BEDROOM 2

15'2" x 7'5" (4.63 x 2.28)

A second double bedroom, to rear aspect.

BATHROOM

5'5" x 4'9" (1.67 x 1.45)

Fitted with a wash basin, and panelled bath with shower attachment.



SEPARATE WC

5'5" x 3'2" (1.67 x 0.97)

TENURE

FREEHOLD

COUNCIL TAX BAND

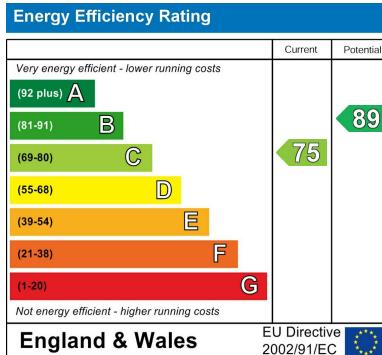
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan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