



**14 Legsby Avenue, Grimsby, North East Lincolnshire, DN32 0NP**  
**£75,000**

## Key Features:

- Three Bedroom Mid Terrace Home
- Close Proximity Of The Town Centre
- Two Reception Rooms
- Kitchen & Downstairs Bathroom
- Three Double Bedrooms
- Front & Rear Gardens

Situated in an established area of Grimsby, towards Wintringham Road, this well-proportioned mid terrace home offers spacious accommodation ideal for families or investors alike. Comprising; entrance hall, a bay fronted lounge, rear dining room, kitchen, a downstairs bathroom, and three double bedrooms to the first floor. Gardens to the front and rear.



## ENTRANCE HALL

With staircase to the first floor.

## LOUNGE

14'1" x 9'10" (4.30 x 3.01)

With a bay window to front aspect.

## DINING ROOM

13'2" x 11'11" (4.03 x 3.65)

With an understairs storage cupboard, and rear aspect window.

## KITCHEN

14'1" x 7'11" (4.30 x 2.42)

With fitted wall and base units, and space for all appliances. Side aspect window.

## REAR ENTRANCE LOBBY

With useful fitted storage cupboard.

## BATHROOM

6'11" x 5'2" (2.12 x 1.60)

Fitted with a panelled bath, pedestal basin and wc.

## BEDROOM 1

11'11" x 10'0" (3.65 x 3.06)

To rear aspect.

## BEDROOM 2

13'9" x 7'10" (4.20 x 2.41)

To rear aspect, with wall mounted gas central heating boiler.

## BEDROOM 3

12'1" x 8'11" (3.70 x 2.72 )

To front aspect.

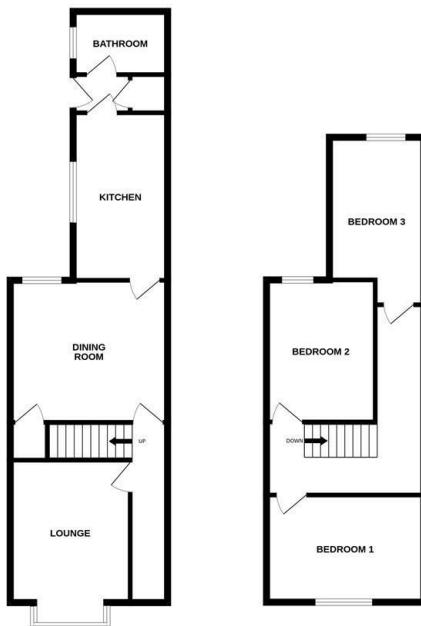
## TENURE

Freehold

## COUNCIL TAX BAND

A





TOTAL FLOOR AREA: 1008 sq ft (93.6 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 inaccuracy. The floorplan is for illustrative purposes only and is not to scale. It is not intended for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or functionality. Made with MyPropX 0.2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## 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