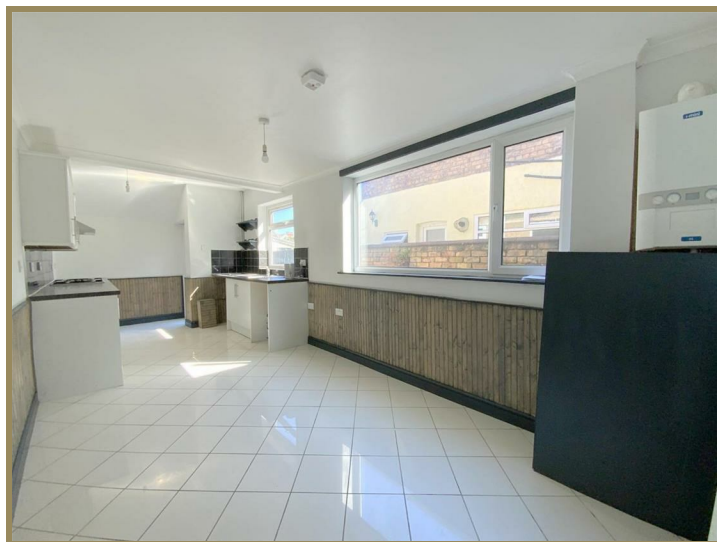




13 Florence Street, Grimsby, DN32 0JH
£110,000

Key Features:

- Traditional Bay Fronted Mid Terrace Home
- Three Bedrooms
- Spacious Living Room
- Open Plan Kitchen/Dining Room
- Low Maintenance Gardens
- No Forward Chain

Situated within a well established residential cul de sac off Farebrother Street, this three bedroom mid terrace home offers spacious and versatile accommodation, ideally suited to first time buyers, families and investors alike.

The ground floor accommodation comprises an entrance hall, a spacious dual aspect living room featuring twin fireplaces and an open plan kitchen/dining room to the rear.

To the first floor are three bedrooms, including a generously sized main bedroom and two further double bedrooms, all served by a family bathroom.

Conveniently positioned close to local amenities, schools, parks and transport links, the property is offered for sale with no forward chain.



LIVING ROOM

25'5" x 11'0" (7.76 x 3.37)

KITCHEN/DINING ROOM

24'5" x 8'10" (7.46 x 2.70)

FIRST FLOOR**BEDROOM 1**

14'8" x 11'5" (4.48 x 3.49)

BEDROOM 2

11'5" x 9'2" (3.50 x 2.80)

BEDROOM 3

10'11" x 8'11" (3.35 x 2.73)

BATHROOM

8'11" x 5'9" (2.74 x 1.77)

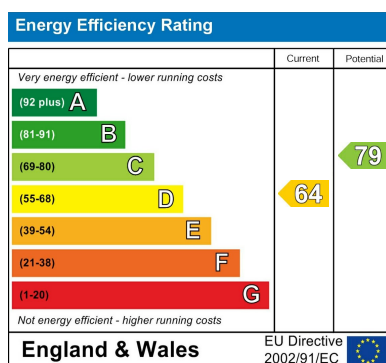
TENURE

FREEHOLD

COUNCIL TAX BAND

A





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