



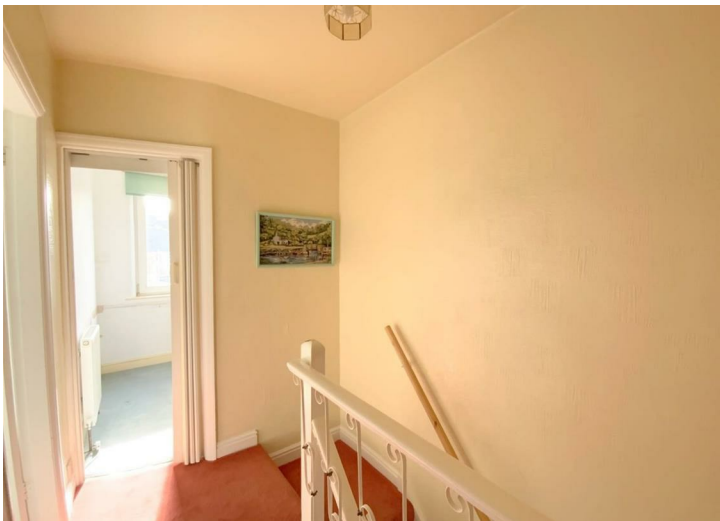
**11 Marcus Street, Grimsby, North East Lincolnshire, DN34 4DS**  
**£100,000**

## Key Features:

- Refurbishment Opportunity
- Mid Terrace Home
- Three Bedrooms
- Two Reception Rooms
- Downstairs WC & First Floor Shower Room
- Low Maintenance Gardens
- No Forward Chain

Offering excellent potential for modernisation and refurbishment, this three bedroom mid terrace home is located within an established area of Grimsby, conveniently positioned for local amenities, schools, and transport links.

The accommodation offers a traditional layout, comprising two reception rooms, a galley style kitchen, downstairs WC, and to the first floor three bedrooms and a shower room. Offered for sale with No Forward Chain.



### ENTRANCE HALL

8'11" x 4'11" (2.74 x 1.50)

Accessed via a uPVC front door. With staircase leading to the first floor.

### DINING ROOM

12'5" x 10'2" (3.80 x 3.11)

A versatile room, with a bay window to front aspect, and gas fireplace.

### LOUNGE

15'6" x 11'6" (4.73 x 3.53)

A spacious full width living room, with gas fireplace, understairs storage cupboard, and rear aspect window.

### KITCHEN

12'0" x 6'7" (3.66 x 2.01)

With fitted wall and base units, stainless steel sink, and space for all appliances. Wall mounted gas central heating boiler - New January 2026.

### WC

5'2" x 2'8" (1.59 x 0.82)

### FIRST FLOOR LANDING

With access to the loft via a drop-down ladder.

### BEDROOM 1

11'9" x 8'2" (3.59 x 2.51)

To front aspect, with built-in wardrobes.

### BEDROOM 2

10'4" x 8'1" (3.16 x 2.48)

To rear aspect, with built-in wardrobes.

### BEDROOM 3

7'0" x 5'5" (2.15 x 1.66)

To rear aspect.

### SHOWER ROOM

5'8" x 5'4" (1.75 x 1.65)

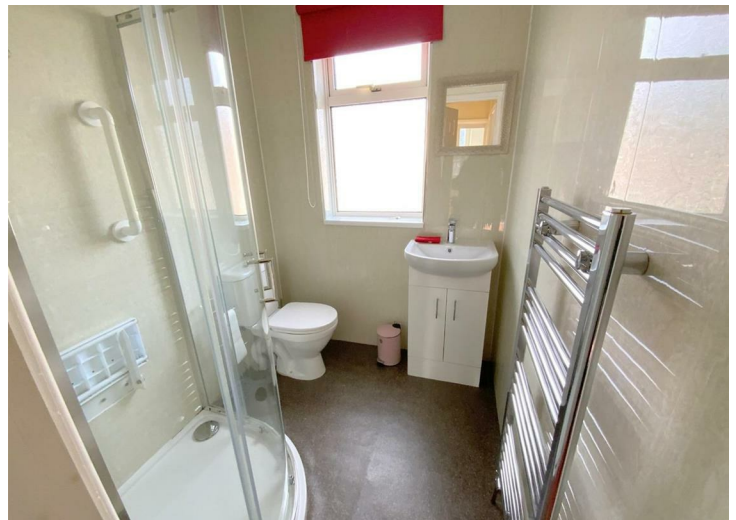
Fitted with a corner shower enclosure, vanity unit, WC, and heated towel rail.

### COUNCIL TAX BAND

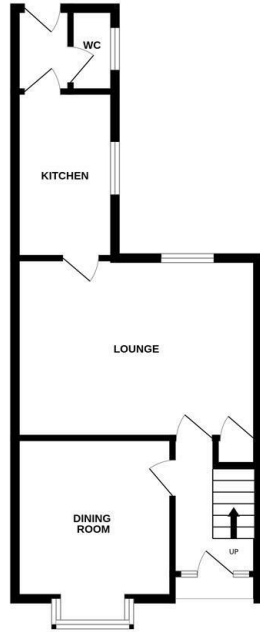
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### TENURE

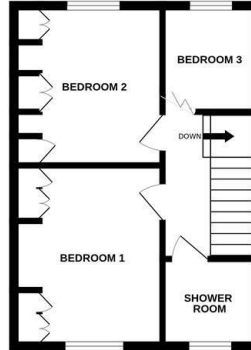
Freehold



GROUND FLOOR  
430 sq.ft. (39.9 sq.m.) approx.

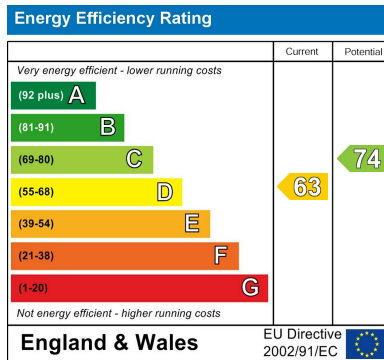


1ST FLOOR  
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA: 755 sq.ft. (70.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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. Made with Metropac (2020)



## 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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