



71 Torrington Street, Grimsby, DN32 9QJ
£89,995

Key Features:

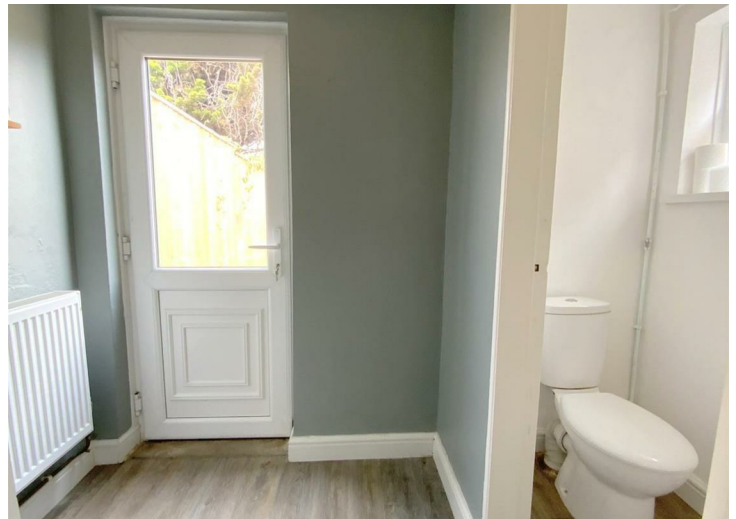
- Traditional Two Bedroom Mid Terrace Home
- Popular, Established Grimsby Location
- Spacious & Well Presented Accommodation
- Open Plan Lounge/Dining Room
- Kitchen & Ground Floor WC
- Two Double Bedrooms
- First Floor Bathroom
- Good Sized Rear Garden

Situated in an established residential area, conveniently placed for Grimsby town centre and within easy reach of central Cleethorpes, this traditional mid terrace home offers spacious and well presented accommodation, making it an ideal choice for first time buyers, or investors.

The accommodation comprises an entrance hall, an open plan lounge/dining room creating a generous reception space ideal for everyday living and entertaining, and a fitted kitchen to the rear. A rear entrance lobby beyond provides access to the ground floor WC.

The first-floor landing offers a useful area for a study or home office and gives access to two double bedrooms and the family bathroom.

Set along a no-through road with on-street parking, the property also benefits from enclosed gardens to the front and rear.



LOUNGE
13'3" x 9'9" (4.04 x 2.98)

DINING ROOM
13'1" x 10'11" (4.00 x 3.35)

KITCHEN
16'2" x 8'6" (4.95 x 2.60)

REAR LOBBY/WC
8'8" x 4'7" (2.65 x 1.40)

FIRST FLOOR

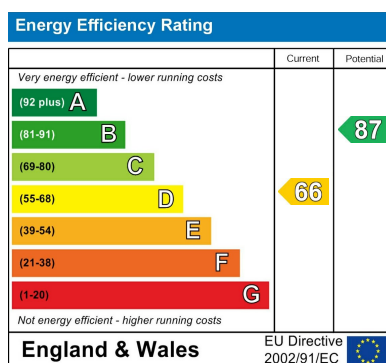
BEDROOM 1
13'2" x 11'2" (4.03 x 3.41)

BEDROOM 2
11'2" x 9'10" (3.41 x 3.02)

BATHROOM
8'6" x 7'5" (2.61 x 2.28)

TENURE
FREEHOLD





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