



**50 Frederick Street, Grimsby, North East Lincolnshire, DN31 1XF**  
**£85,000**

### Key Features:

- Two bedroom mid terrace property
- Town centre location
- Close to amenities and schools
- Lounge, kitchen diner, two double bedrooms and bathroom
- Gardens to the front and rear
- Parking forecourt at the rear

Located just off the town centre, this two bedroom mid terrace home offers well presented accommodation comprising; an entrance hall, lounge, kitchen diner, and to the first floor two double bedroom and a bathroom. The property benefits from a new gas central heating system and part new uPVC double glazing installed in recent years. Externally, there are gardens to the front and rear, with on street parking available, plus a parking forecourt situated behind the property. Conveniently placed for local amenities, schools, transport links, and the town centre itself, the property would suit first time buyers, small families and investors alike.



### ENTRANCE HALL

14'8" x 5'9" (4.49 x 1.77)

With a built-in storage cupboard, and staircase to the first floor.

### LOUNGE

11'8" x 11'6" (3.57 x 3.51)

With a front aspect window.

### KITCHEN DINER

17'5" x 11'5" (5.33 x 3.48)

Fitted with a range of white gloss units, contrasting worktops incorporating a stainless steel sink, built in oven, gas hob with extractor over, and space for further appliances. Rear aspect window, and entrance door.

### FIRST FLOOR LANDING

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

### BEDROOM 1

14'7" x 10'10" (4.47 x 3.32)

To front aspect, with a built-in wardrobe.

### BEDROOM 2

12'5" x 8'9" (3.79 x 2.67)

A second double bedroom, to rear aspect.

### BATHROOM

8'5" x 5'4" (2.59 x 1.65)

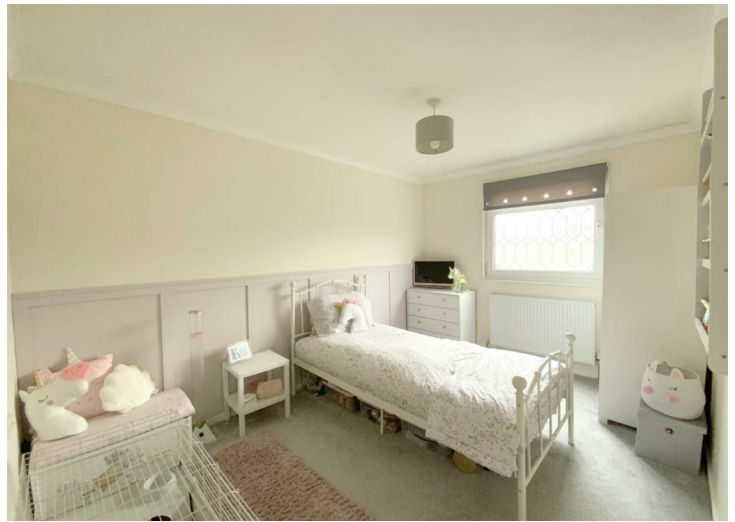
Fitted with a pedestal basin, WC, and panelled bath with shower over. Heated towel rail.

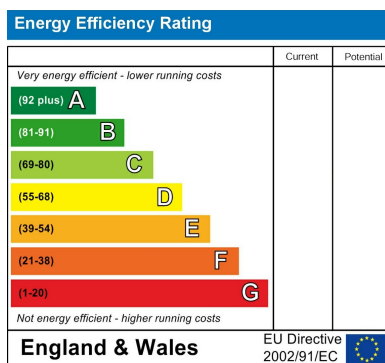
### TENURE

FREEHOLD

### COUNCIL TAX

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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