

Welholme Road, Grimsby, DN32

£139,000

Guide Price

Tenure: Freehold, **Bedrooms:** 3

A great opportunity to purchase this stunning refurbished traditional bay fronted house, situated in this sought-after and convenient residential position, close to People's Park and less than half-a-mile from the Town Centre. The well-planned accommodation briefly comprises hallway with attract

Key features:

- superb modernised house
- 3 double bedrooms
- no chain

Extra info:

- **Property Age:** 119 years
- **Council Tax:** Band A (£1194.10 per-annum)
- **Double Glazing:** Part
- **Heating:** Gas
- **Parking:** Street Parking



A great opportunity to purchase this stunning refurbished traditional bay fronted house, situated in this sought-after and convenient residential position, close to People's Park and less than half-a-mile from the Town Centre. The well-planned accommodation briefly comprises hallway with attractive original staircase and decorative flooring, large dual aspect living room, open plan living dining kitchen, utility/wc. On the first floor there are 3 DOUBLE bedrooms and a refurbished bathroom.

It has pleasant gardens to the front and rear. The house is being offered for sale with no ongoing chain.

Ground Floor

Entrance Hall:

A wonderful entrance hall with feature tiled flooring, staircase to 1st floor, doors off to ground floor rooms.

Through Living Room:

Dual aspect through reception room with bay window to front and French doors into rear gardens

Open Plan Family Dining Kitchen:

Stunning open plan large family dining kitchen with space for dining table and chairs, sofa, bay window to side, modern fitted kitchen units with windows to rear gardens

Utility/WC

First Floor Landing:

With doors to 3 double bedrooms and family bathroom

Master Bedroom:

A spacious master bedroom overlooking the front aspect

Bedroom 2:

Double bedroom with window to rear

Bedroom 3:

Double bedroom with windows to side and rear

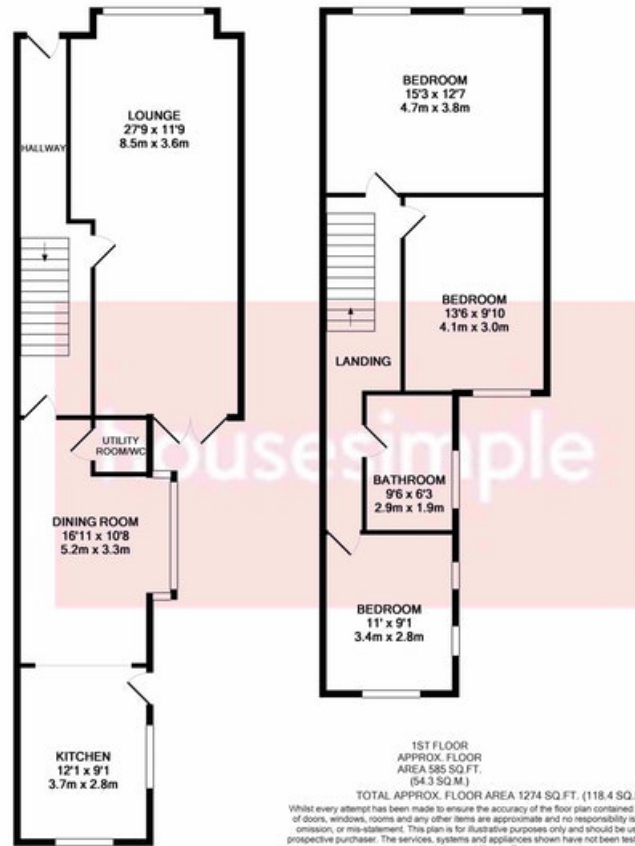
Bathroom:

Well appointed with a modern fitted suite and contemporary tiling

Gardens:

Landscaped gardens to the front and rear.

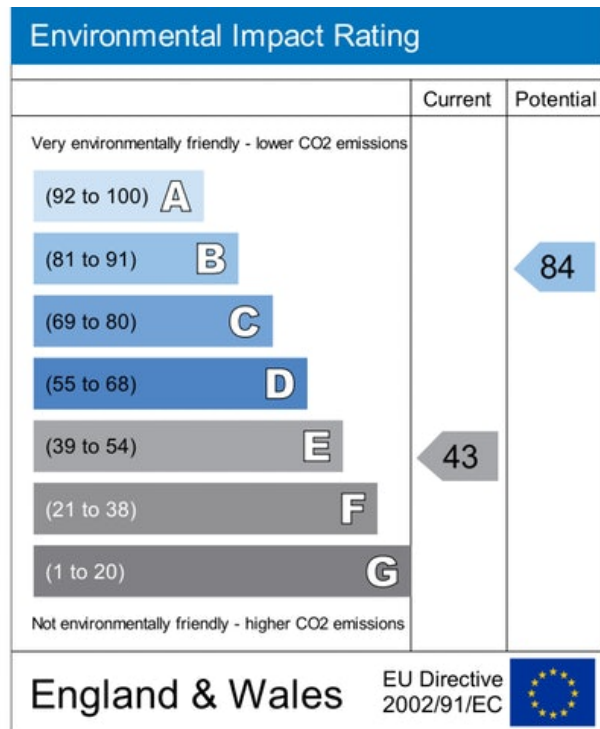
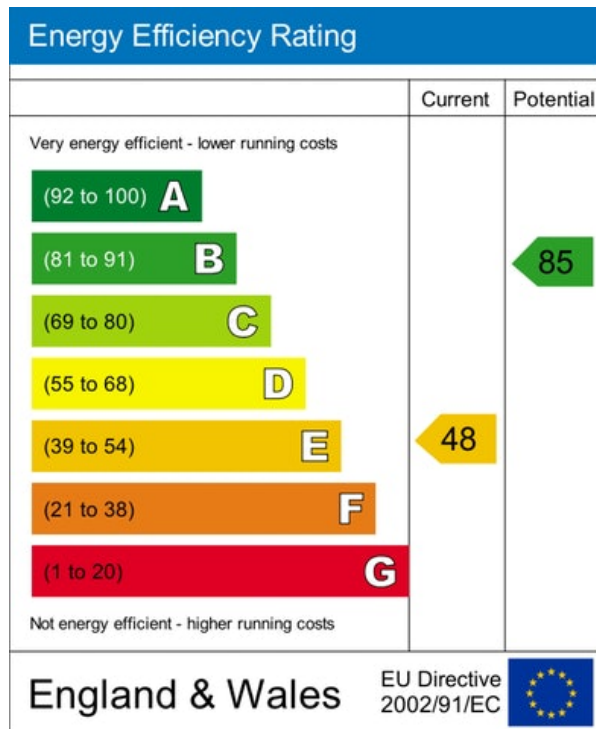
Floor plan:



GROUND FLOOR
APPROX. FLOOR
AREA 689 SQ.FT.
(64.0 SQ.M.)

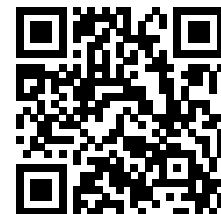
1ST FLOOR
APPROX. FLOOR
AREA 585 SQ.FT.
(54.3 SQ.M.)
TOTAL APPROX. FLOOR AREA 1274 SQ.FT. (118.4 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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
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