

4 bed terraced house to buy in

Legsby Avenue, Grimsby, Lincoln, Lincolnshire, DN32 0LB

£80,000 Starting Bid

x 4 x 2 x 2

Tenure

Freehold

On Street parking

Property features

- BEING SOLD VIA SECURE SALE ONLINE BIDDING. Terms &
- Four-bedroom mid-terraced house
- Located on Legsby Avenue near Grimsby town centre
- Enclosed rear yard and small front garden
- EPC Rating D

Key Information

- Council Tax: Band A
- EPC Rating: D
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water

Arrange a viewing

Jason Nicholson
Branch Manager
North Auction

0191 425 1510
north@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

**BEING SOLD VIA SECURE SALE ONLINE BIDDING. Terms & Conditions apply.

Four-bedroom mid-terraced house located on Legsby Avenue, close to Grimsby town centre which is currently tenanted at £750 pcm. The property offers two reception rooms, a fitted kitchen, and a ground-floor utility room. Upstairs features four good-sized bedrooms and the family bathroom. Outside, there is a small front garden and an enclosed rear yard.

The property is suitable as a family home, a rental investment, or for conversion to a House in Multiple Occupation (HMO), subject to any necessary consents. Convenient location for local shops, schools, transport links, and other town centre amenities.

Ground Floor

Entrance Hallway

Entered via a uPVC double glazed frosted front door and complete with a radiator, dado railing and an open spelled stairway leading access to the first floor accommodation.

Living/Dining Room

8.82m x 3.45m

With a uPVC double glazed front bay window as well as rear uPVC double glazed window providing dual aspect, complete with decorative ceiling coving, two radiators, ceiling rose and a brick mantelpiece.

Dining Room

4.33m x 3.83m

With a uPVC double glazed side bay window, radiator, ceiling coving and a brick mantelpiece.

Kitchen

4.56m x 3.1m

With a range of wall and base units incorporating a basin with a mixer tap, cooker with a four-ring gas hob and extractor and space and plumbing for all other white goods. Complete with partial tiling and a uPVC double glazed side window.

Utility

2.06m x 1.68m

With space and plumbing for a washing machine, radiator and a uPVC double glazed frosted rear window and door.

Cloakroom

Located of the utility room with a w.c., hand basin and a uPVC double glazed frosted window.

First Floor

Landing

An open spelled split landing with a built-in floor to ceiling fitted cupboard.

Bedroom 1

3.95m x 4.62m

With two timber single glazed sash front windows and a radiator.

Bedroom 2

3.92m x 2.95m

With a timber single glazed sash window, radiator and a built-in storage cupboard.

Bedroom 3

2.02m x 3.06m

With a timber single glazed side window and a radiator.

Bedroom 4

3.07m x 3.47m

With a uPVC double glazed rear window and a radiator.

Bathroom

A three piece suite comprising of a bath with an electric "Triton" shower, pedestal basin and a w.c. Complete with partial tiling, radiator and a timber single glazed frosted window.

Gardens

The property benefits from front and rear gardens with the front being surrounded by dwarf brick walling. The rear is partially paved and partially laid to lawn being surrounded on all sides by brick walling.

NOTE

The council have served notice on the property for the following works to be completed: Water damage in the living room, bedroom 2 and landing. Salting in the hallway, living room and Bedroom 2 Mould in the W.C Excessive condensation due to timber sash windows in the bedrooms and bathroom Broken panel of glass in the window of Bedroom 2 No Carbon Monoxide Alarm in the Kitchen The full notice is available at our office and can be viewed upon request.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £80,000

Property Type: Terraced House

Parking: On Street

Year built: 1910

Construction materials: Brick and block

Roofing type: Slate tiles

Known property issues: Damp

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: Yes

Heating: Gas

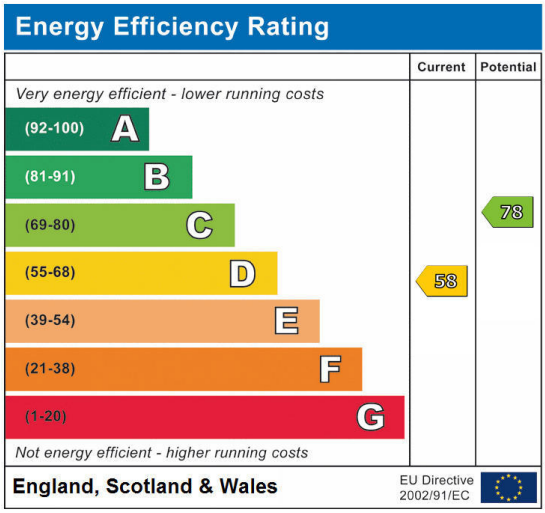
Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No





Legsby Avenue, Grimsby, Lincoln, Lincolnshire, DN32 0LB

Contact your local branch today for more information on this property:

Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 425 1510, north@pattinson.co.uk, www.pattinson.co.uk

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