



Torrington Street

Grimsby
DN32 9QH

£115,000

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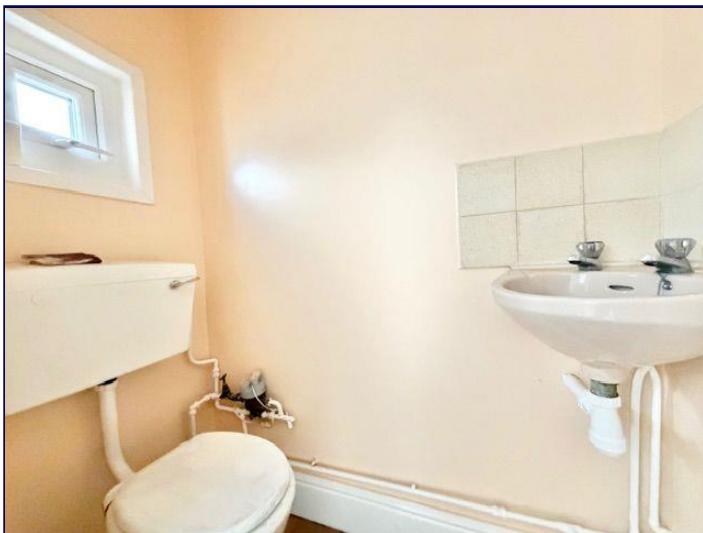
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Property Introduction

*A Charming Home for First-Time Buyers and Young Professionals
* We are delighted to present this immaculately presented three-bedroom period mid-terrace house, perfectly suited for first-time buyers or young professionals looking for a stylish and spacious home. The property boasts two adjoined reception rooms to the front, and a gorgeous open-plan kitchen dining breakfast room to the back, perfect for entertaining or relaxing. The rear lobby/utility room and ground floor cloakroom add to the property's functionality. Upstairs, the three large double bedrooms and spacious bathroom provide ample space for rest and relaxation. The property has recently been decorated for sale with new carpets, making it ready for immediate occupation. The outside spaces are equally impressive, with a low-maintenance front area boasting good curb appeal, and a large enclosed south-facing rear garden, perfect for alfresco dining or simply enjoying the sunshine. With its perfect blend of style, comfort, and practicality, this property is an excellent choice for those looking to get into the market or upgrade. Schedule a viewing today and make this charming home yours! Would you like to know more about the local area or arrange a viewing?

Entrance porch

3' 5" x 2' 11" (1.03m x 0.90m)
uPVC frosted front door with white and blue decor plus dado rail.
There is an original Minton tiled floor.

Entrance hall

22' 8" x 2' 11" (6.92m x 0.90m)

A large long hallway retains original coving with blue and white decor to the walls with dado rail, two pendant lights, two radiators and wood effect vinyl flooring.

Lounge

13' 0" x 11' 8" (3.95m x 3.55m)

Open plan to the dining room the lounge has an original bay frontage with uPVC window. The original coving and ceiling rose give the room a real period feel. There is a pendant light, radiator, brick fireplace with electric fire and tiled hearth, white decor and grey carpet.

Dining room

12' 6" x 9' 5" (3.81m x 2.86m)

The dining room is open plan to the lounge and also has. brick fireplace with electric fire and tile hearth, new grey carpet, white decor, radiator, uPVC door and windows to the rear garden with coving, ceiling rose and pendant light.

Kitchen breakfast room

21' 11" x 9' 3" (6.68m x 2.81m)

A large room offers opportunity to eat breakfast and dine with grey wall and base units with charcoal work top and white splash back tiles over to one end of the room. There is space for appliances with two windows to the side, one and a half stainless steel sink

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drainer, wood effect vinyl floor, green decor to coving, radiator and two strip lights

Utility room/Lobby

5' 1" x 6' 2" (1.54m x 1.87m)

A small lobby area with space for appliances has uPVC glazed door and window to the rear, vinyl flooring, peach and white decor to coving, blind and window to the kitchen.

Cloakroom

5' 0" x 2' 8" (1.52m x 0.82m)

A useful cloakroom has WC, splash back tiling, peach decor, wood effect vinyl flooring, uPVC window, coving and ceiling light.

Stairs and landing

A split level landing features original hand rails and staircase with neutral décor and carpet throughout.

Bedroom One

13' 0" x 15' 3" (3.95m x 4.64m)

Large double room to the front of the property with grey carpet, white decor to coving, uPVC window to the front, radiator, picture rail and pendant light.

Bedroom Two

9' 6" x 12' 0" (2.90m x 3.65m)

Grey carpet, white decor, radiator, pendant light, uPVC window with blind, and coving,

Bedroom Three

15' 0" x 9' 2" (4.58m x 2.80m)

Grey carpet, white decor, two pendant lights, two radiators and two uPVC windows with blinds,

Family Bathroom

11' 5" x 6' 1" (3.48m x 1.85m)

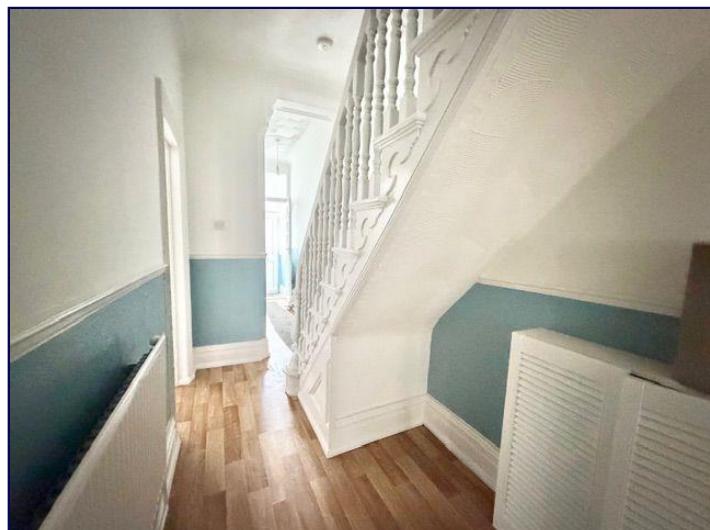
Three piece white suite with vanity sink, light brown splash back tiling, uPVC frosted window, white decor, blind, airing cupboard, grey tile effect vinyl tiled floor, radiator, coving and ceiling lights.

Front garden

A low maintenance concrete frontage has iron gate from the pavement with low wall and iron railings over.

Rear garden

Impressively proportioned rear garden which laid to low maintenance slab and concrete with a grave border to the centre. The garden has neat wall and fence boundaries to a good height on all sides with a timber gate to the alley way. The rear of the property has just been repainted also.



Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

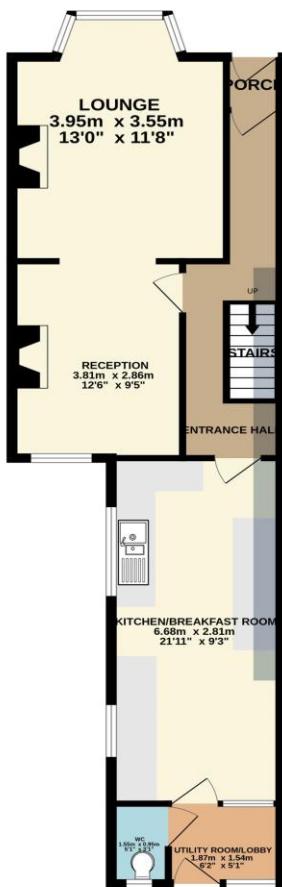
Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service



GROUND FLOOR
57.9 sq.m. (623 sq.ft.) approx.

1ST FLOOR
56.2 sq.m. (605 sq.ft.) approx.



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TOTAL FLOOR AREA: 114.1 sq.m. (1228 sq.ft.) APPROX.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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