



99 Macaulay Street
Grimsby, Lincolnshire, DN31 2DS

Guide Price
£45,000

2 Bedroom End Of Terrace House

- Freehold
- For Sale by Auction – T & C's apply
- Buyers fees apply
- End Terrace Property
- 2 Bedrooms
- Well Presented Throughout
- Grimsby Location
- Ideal Investment or First Time Buy
- No Forward Chain
- Viewing Essential
- EPC Rating - E, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 99 Macaulay Street, Grimsby, Lincolnshire, DN31 2DS](#)



Overview

Modern Method of Auction - T & Cs Apply

Pygott and Crone are delighted to bring to the market this Two Bedroom End Terrace Property. Located in the hear of Grimsby just a 5 minute walk into Grimsby Town Centre with an abundance of amenities on its doorstep. An ideal investment opportunity or first time buy.

Viewing is essential to fully appreciate the living accommodation on offer, which is comprised of: Entrance Hallway, Through Lounge, Dining Room, Kitchen and Bathroom. Upstairs are 2 Bedrooms. There are gardens which are low maintenance to the front and rear, the property benefits from uPVC double glazing and gas central heating system. On street parking is available.

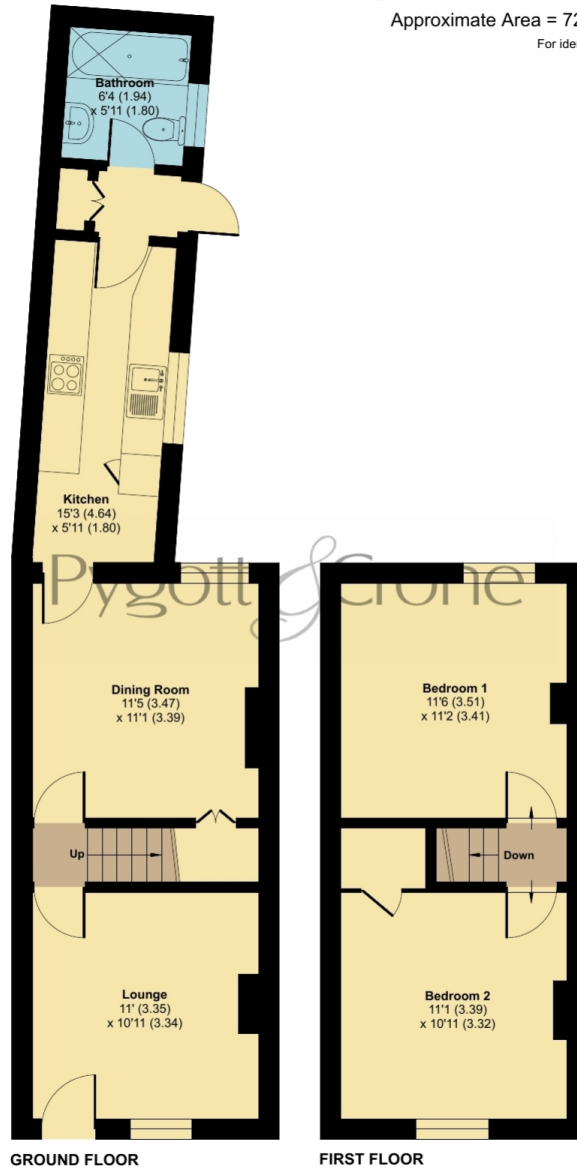
Agents Note- There is a factor that could potentially affect the decision of a potential buyer. Please contact the office for more information.





Macaulay Street, Grimsby, DN31

Approximate Area = 728 sq ft / 67.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Pygott & Crone. REF: 1421523

BUYING CONDITIONS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Lounge 3.35 x 3.34m

Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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Do you need Financial Help or Advice?

We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.



Dave Jolley

Mortgage & Protection Adviser

0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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99 Macaulay Street, Grimsby
is on the market with our Grimsby branch

22 South St Mary's Gate, Grimsby DN31 1LQ

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