



167 Welholme Road
Grimsby, Lincolnshire, DN32 9LR

Guide Price
£150,000

5 Bedroom Semi-Detached House

- Freehold
- Modern Method of Auction - T & Cs Apply
- Reservation Fee Payable
- Semi Detached Property
- 5 Bedrooms
- Ideal Investment Opportunity
- Finishing Work is Required
- No Forward Chain
- EPC Rating - C, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 167 Welholme Road, Grimsby, Lincolnshire, DN32 9LR](#)



Overview

Modern Method of Auction - T & Cs Apply

A fantastic opportunity to acquire this spacious five-bedroom 3 storey semi-detached home, formed from the conversion of two flats and offering generous accommodation throughout. Located in a popular residential area of Grimsby, the property is conveniently positioned close to well-regarded local schools, shops and everyday amenities.

The ground floor benefits from a superb open-plan kitchen and living space — ideal for modern family living and entertaining. The flexible layout provides ample bedroom accommodation across two floors, making it perfectly suited to growing families. While the property does require some finishing off, it presents an excellent opportunity for buyers to add their own style and value. Once completed, this substantial home will make a wonderful long-term family residence. Early viewing is highly recommended to appreciate the size and potential on offer.





We have been advised by the current vendor of works that have been completed, which are:

- Dropped kerb under planning permission to allow front garden driveway.
- First floor Timber Frame extension under planning permission to create a new bedroom.
- All chimney breasts removed up to attic level to create bigger room space.
- Full roof replacement, tied in with extension.
- Chimney Breasts repointed and capped.
- All new double glazing with sash horn style windows fitted to restore some original looking features - minus the front door.
- First floor front bedroom window brickwork, on the front of the house, repointed and tied.
- New steel lintels across middle room on the ground floor.
- Full new central heating system, brand new combi boiler with valve setup to split heating across the different floors - unsure how complete this is, it was designed to be run from HIVE or other smart home system.
- Full rewire, including supply to allow the fitting of electric car charging point on the front of the property - There is a smoke alarm system built in, but unsure how complete the system is.
- Both bathrooms have been fully refitted, with the first floor one remaining incomplete - unsure of connections in the attic (2nd floor) bathroom condition.
- Full new kitchen, 2 x oven, dishwasher, hob, extractor unit, sink, instant boil system somewhere in the house to go under the sink, worktops - mostly complete.
- Most of the ceilings are double fireboarded for planning purposes, and heavily insulated for personal soundproofing desire.
- Several walls, doorways etc have been moved, and/or repositioned to maximise the space available.
- New banisters but need some additional touch up works.
- All first and second floor floorboards replaced with moisture resistant T&G chipboard flooring - glued and screwed into place.
- Fully replastered and most areas have an initial spray coating of white paint.
- Some areas have skirting and door frames/architrave fitted, all doors should be in the property along with remaining woodwork items.





Welholme Road, Grimsby, DN32

Approximate Area = 2247 sq ft / 208.7 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: 1423937



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.

Entrance Hall



Location



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