



12 Western Outway  
Grimsby, Lincolnshire, DN34 5HE

£155,000

## 3 Bedroom Semi-Detached House

- Freehold
- Semi Detached Home
- 3 Bedrooms
- Well Presented Throughout
- Open Plan Kitchen/Diner
- Grimsby Location
- Driveway & Garage
- Viewing Essential
- EPC Rating - C, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 12 Western Outway, Grimsby, Lincolnshire, DN34 5HE](#)



## Overview

Pygott & Crone are excited to bring to the market this well-presented three-bedroom semi-detached family home is ideally located in a popular residential area of Grimsby, close to a range of local schools, colleges, and everyday amenities. The property offers spacious and comfortable living throughout, featuring an open-plan kitchen/dining area, perfect for family life and entertaining. The accommodation also includes a welcoming living space and three well-proportioned bedrooms.

Internal accommodation briefly comprises: Entrance Hallway, Lounge, Kitchen/Diner and Utility. Upstairs are 3 Bedrooms and Family Bathroom. Externally, the home benefits from a driveway providing off-road parking along with a garage, offering additional storage or parking options.

An excellent opportunity for families or first-time buyers seeking a move-in-ready home in a convenient location.







## Western Outway, Grimsby, DN34

Approximate Area = 1057 sq ft / 98.1 sq m

Garage = 115 sq ft / 10.6 sq m

Outbuildings = 9 sq ft / 0.8 sq m

Total = 1181 sq ft / 109.5 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). © nchecom 2026. Produced for Pygott & Crone. REF: 1431032



## Location



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



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**Dave Jolley**  
Mortgage & Protection Adviser

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12 Western Outway, Grimsby  
is on the market with our Grimsby branch

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