



68 Cromwell Road, Grimsby, North East Lincolnshire, DN31 2DW
£113,000

Key Features:

- Traditional Mid Terrace Property
- Spacious & Versatile Accommodation
- Three Double Bedrooms
- Three Reception Rooms
- Original Features
- Close Proximity To The Town Centre

A traditional three bedroom mid terrace home situated in this established area of Grimsby, within close proximity to the town centre, and local amenities. Well presented, the accommodation features three reception rooms providing versatile living space for families, and a kitchen which opens onto the rear garden. Upstairs, there are three double bedrooms, and a large family bathroom which includes both a separate bath and shower. With its combination of period charm, space, and a convenient location, the property offers comfortable living throughout.



ENTRANCE HALL

Accessed via a front entrance porch. With parquet style tiled floor, and staircase to the first floor.

LOUNGE

14'3" x 11'4" (4.36 x 3.47)

With a bay window to front aspect, and fireplace incorporating a coal effect gas fire.

2ND RECEPTION ROOM

13'2" x 9'7" (4.02 x 2.93)

With a rear aspect window, and fireplace incorporating an open fire.

DINING ROOM

11'5" x 10'11" (3.50 x 3.35)

With a side aspect bay window, and feature fireplace ideal for an electric stove.

KITCHEN

12'9" x 9'3" (3.91 x 2.82)

Fitted with wall and base mounted units, work tops inset with a stainless-steel sink, built-in oven, gas hob with extractor over, and space for a fridge/freezer. Space for laundry appliances concealed within base unit. Wall mounted gas central heating boiler. Side aspect window, and French doors opening onto the rear patio.

FIRST FLOOR LANDING

A split-level landing, with access to the loft via a drop-down ladder.

BEDROOM 1

15'2" x 11'10" (4.63 x 3.63)

To front aspect, with original cast iron fireplace.

BEDROOM 2

13'1" x 9'7" (4.01 x 2.93)

To rear aspect, with original cast iron fireplace.

BEDROOM 3

12'5" x 9'3" (3.79 x 2.82)

To rear aspect.

BATHROOM

11'7" x 6'0" (3.55 x 1.84)

Fitted with a panelled bath, shower enclosure, traditional style pedestal basin and WC. Heated towel rail. Obscure glazed window.

OUTSIDE

Garden to the rear of the property which is laid to lawn, with paved patio area and a brick built shed. Access to secure gated passageway.

TENURE

FREEHOLD

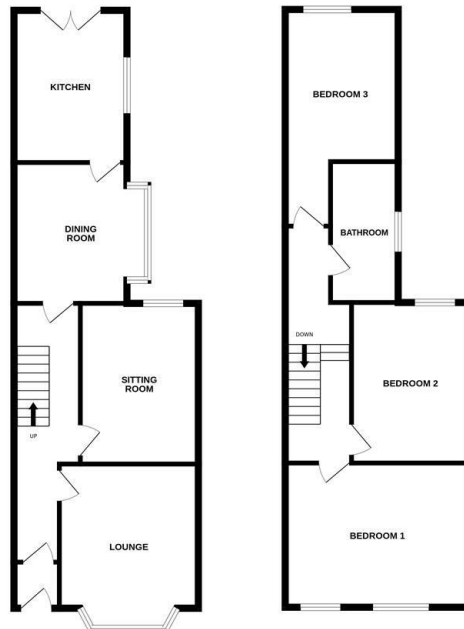
COUNCIL TAX BAND

A



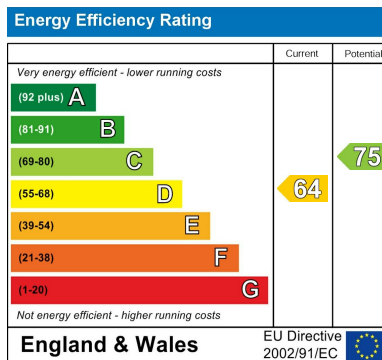
GROUND FLOOR
631 sq.ft. (58.6 sq.m.) approx.

1ST FLOOR
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 1236 sq.ft. (114.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given. Made with Metaphor C2025.



Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore