



# 104 Carnforth Crescent

| Grimsby | DN34 5EF

Offers over £106,500

Welcome to Carnforth Crescent, Grimsby - a charming property that exudes character and warmth! This delightful end terrace house boasts a generous 1,023 sq ft of living space, perfect for a growing family or those who love to entertain.

As you step inside, you are greeted by a reception room, ideal for relaxing after a long day or hosting guests. With three inviting bedrooms, there is plenty of space for everyone to unwind and make themselves at home.

Built in 1949, this property seamlessly blends classic charm with modern convenience. The vintage touches add a unique appeal to the house, making it a truly special place to call home.

Located in the heart of Grimsby, this property offers not just a house, but a lifestyle. Close to local amenities, schools, and parks, you'll have everything you need right at your doorstep.

Don't miss out on the opportunity to make this lovely house your own. Come and experience the magic of Carnforth Crescent - your new home sweet home awaits!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		76	79
EU Directive 2002/91/EC			

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## Living Room

10'11" x 10'7"

The well-spaced living room features a front aspect window, carpeted flooring and from here the room flows seamlessly to the kitchen/dining room.

## Kitchen/Dining Room

23'5" x 8'10"

The open plan combined kitchen/dining room is fitted with storage cupboards and built-in utilities, including a full stove and extraction unit. It features tiled walls and flooring, a rear facing window and double French doors that exits to the back garden.

## Utility

The utility is equipped with amenities for laundering and from here there is a door that exits to the side and back of the property.

## WC

A hand wash basin in cabinet is included in the convenient ground floor WC.

## Bedroom 1

12'1" x 9'10"

This double bedroom features a front aspect window, carpeted flooring and built in storage space.

## Bedroom 2

11'5" x 10'11"

This double bedroom features a front aspect window and carpeted flooring.

## Bedroom 3

8'2" x 7'6"

This single bedroom features a window with views to the back garden, carpeted flooring and built-in storage space.

## Bathroom

9'2" x 5'6"

The bathroom is equipped with toilet, hand wash basin in cabinet, bath and shower facilities.

## Summer House

9'6" x 7'6"

The summer house is situated at the back of the property and offers space for leisure and relaxation.

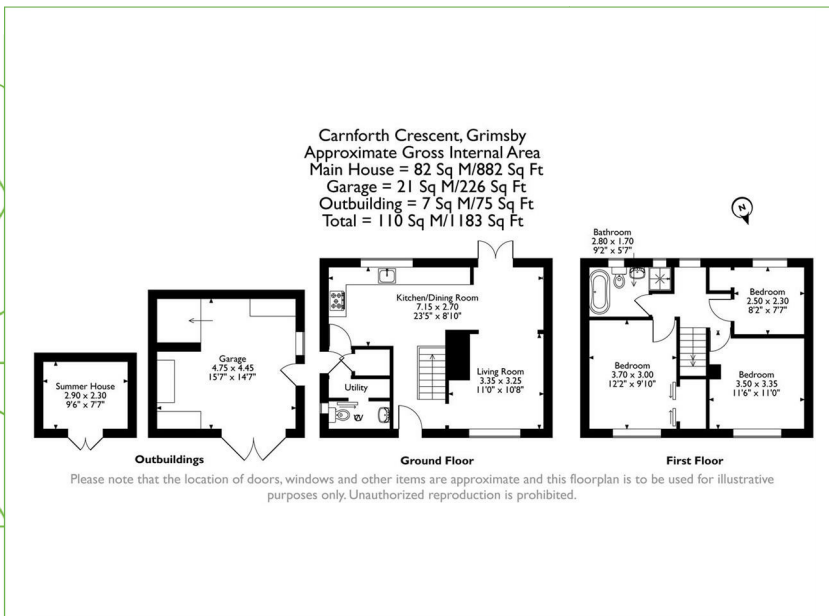
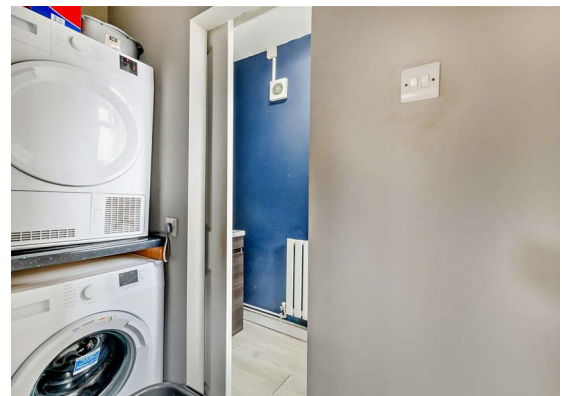
## Garage

15'7" x 14'7"

The property benefits from a good sized garage ideal for parking and space for storage as required.

## Garden

At the front of the property there is a driveway that leads to the garage. The remainder of the front garden is laid to lawn and paving that leads to the front door. A gate at the side of the house provides access to the back garden. The enclosed rear garden mostly features natural and artificial grass coverage including wooden decking that extends to the summer house from the French door exit.



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