

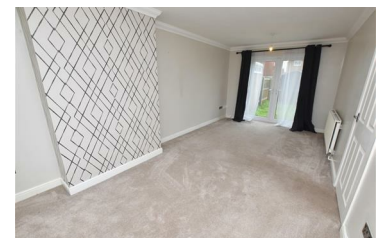


## 10 Collingwood Crescent Grimsby, North East Lincolnshire DN34 5RG

We are delighted to offer for sale this semi-detached property which is located in Collingwood Crescent, off Nelson Way and with excellent local amenities nearby. The benefits from gas central heating and uPVC double glazing with the accommodation comprising; Entrance hallway, kitchen, lounge diner, three bedrooms and bathroom. There is a generous sized garden to the rear and a driveway to the front providing off-road parking. viewing is highly recommended offered for sale with NO FORWARD CHAIN.

**Chain Free £145,000**

- HIGHLY REGARDED AREA
- SEMI DETACHED FAMILY HOME
- KITCHEN
- LOUNGE
- THREE BEDROOMS
- FRONT & REAR GARDENS
- DRIVEWAY FOR OFF ROAD PARKING
- NO FORWARD CHAIN
- VIEWING RECOMMENDED



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

### ENTRANCE

Access via a half glazed uPVC door with side light panel.

### HALLWAY

Having coved ceiling, wood effect vinyl flooring and carpeted stairs leading to the first floor.



### LOUNGE DINER

20'4" x 9'10" (6.22 x 3.00)

The lounge diner has a uPVC double glazed window to the front aspect and uPVC French doors to the rear. Finished with coved ceiling, carpeted flooring and two radiators.



### LOUNGE DINER

Additional Photograph



### LOUNGE DINER

Additional Photograph





**KITCHEN**

9'10" x 8'3" (3.01 x 2.53)

The newly fitted kitchen benefits from a range of white high gloss wall and base units with contrasting work surfaces and matching up stands and incorporates a composite sink and drainer. Electric hob with black glass splashback and chimney style extractor hood, built in microwave and electric fan assisted oven. Finished with wood effect vinyl flooring, radiator and uPVC double glazed window and door leading to the garden.



**KITCHEN**

Additional Photograph



**KITCHEN**

Additional Photograph



**KITCHEN**

Additional Photograph



### FIRST FLOOR LANDING

Having a uPVC double glazed window to the side aspect, carpeted stairs, enclosed banister and loft access to the ceiling.



### BEDROOM ONE

11'4" x 9'10" (3.46 x 3.02)

To the rear of the property with a uPVC double glazed window, coved ceiling, carpeted flooring, radiator and a fitted wardrobe.



### BEDROOM ONE

Additional Photograph



### BEDROOM TWO

9'10" x 8'5" (3.02 x 2.58)

The second double bedroom is to the rear of the property with a uPVC double glazed window, carpeted flooring, coved ceiling and radiator.

### **BEDROOM THREE**

9'10" x 7'10" (3.02 x 2.41)

To the front aspect with a uPVC double glazed window, carpeted flooring and radiator.



### **BATHROOM**

9'9" x 4'10" (2.99 x 1.48)

The bathroom benefits from a white three piece suite which comprises of; Bath with shower over, pedestal hand wash basin and low flush wc. Finished with fully tiled walls, wood effect vinyl flooring, radiator, uPVC double glazed window to the front aspect and storage cupboard housing the wall mounted boiler.



### **OUTSIDE**

#### **GARDENS**



#### **GARDENS**

Additional Photograph



### **COUNCIL TAX BAND & EPC RATING**

Council Tax Band -

EPC - B

### **TENURE - FREEHOLD**

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

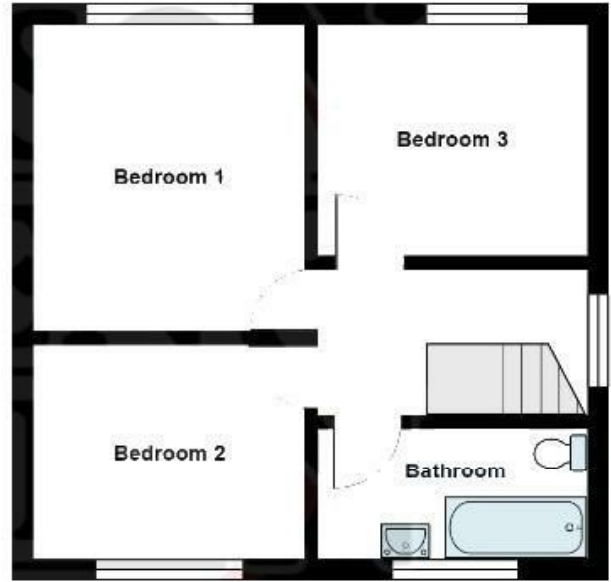
**VIEWING ARRANGEMENTS**

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

**OPENING TIMES**

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.