



# CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



## Westward Close

Grimsby  
DN34 5AN

Offers in the Region Of  
£184,950

Offered for sale with no forward chain on the vendors side, we are pleased to offer for sale this three bedroom semi-detached which was previously a four bed and with very little effort could be made back into such. Set within this quiet cul de sac, the property is offered for sale with no forward chain on the vendors side. Within easy access to the Grimsby town centre the property benefits from double glazing and gas central heating and briefly comprises entrance hall, lounge, breakfast kitchen, dining room, lobby/utility, landing, bathroom and three bedrooms. Front garden with driveway leading to a detached garage. Well proportioned rear garden enjoying a reasonable degree of privacy and having lawn, patio and complemented with a range of established shrubs and plants. Viewing is highly advised.

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#### Entrance Hallway

uPVC double glazed entry door to the side elevation. Storage cupboard.

#### Lounge

12' 3" x 18' 10" (3.738m x 5.739m) max

uPVC double glazed window to the front elevation. Living flame gas fire set into a York stone fire surround. Coving to the ceiling. Staircase leading to the first floor. Central heating radiator. Dog leg staircase leading to the first floor.

#### Kitchen

13' 1" x 9' 4" (3.988m x 2.834m)

Offering uPVC double glazed window to the rear elevation, the kitchen and dining room where extended in the past to create slightly large rooms. The kitchen offers a good complement of fitted wall and base units with contrasting roll edged work surfacing with inset stainless steel one and a half sink and drainer. Splashback tiling. Integrated oven and four ring gas hob with extractor over. Wall mounted Ideal gas boiler. Tiled flooring. Opening through to the dining room and having door to side lobby/utility.

#### Dining Room

13' 2" x 9' 1" (4.009m x 2.762m)

Extended to the rear the dining room is neutrally decorated and has a double glazed patio door to the rear elevation. Central heating radiator.

#### Lobby/Utility

10' 2" x 8' 1" (3.097m x 2.473m)

Offering uPVC double glazed windows to three aspects and having rear entrance door, there is space and plumbing for a washing machine, dishwasher and space for a condenser dryer.

#### First Floor Landing

Offering coving to the ceiling.

#### Bedroom One

12' 4" x 18' 9" (3.757m x 5.722m) maximum L-shape

The main bedroom was previously two bedrooms and with a small amount of work could be easily converted back into two, creating a fourth bedroom for the property. Currently offering uPVC double glazed window to the front elevation, two central heating radiators and fitted wardrobes along one wall.

#### Bedroom Two

9' 0" x 11' 7" (2.737m x 3.537m)

uPVC double glazed window to the rear elevation. Central heating radiator. Loft access to the ceiling. Airing cupboard.

#### Bedroom Three

10' 3" x 8' 0" (3.112m x 2.446m)

uPVC double glazed windows to three aspects and offering central heating radiator. Fitted wardrobes.

**Bathroom**

7' 4" x 5' 6" (2.238m x 1.675m)

uPVC double glazed window to the rear elevation. Fitted with a close coupled w.c, vanity wash hand basin and spa bath with shower screen and electric shower over. Down lighting to the ceiling. Tiling to the walls. Chrome towel radiator.

**Outside**

The property benefits from front and rear gardens with the front garden having established shrubs and driveway leading to the detached garage. The rear garden enjoys a good degree of privacy and again offers a range of established shrubs, lawn and patio area. Brick detached garage with up and over door to the front and having a side personal door and window.

**Tenure**

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

**Services**

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

**Viewings**

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

**Council Tax Information**

Band C: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

**Free Valuations**

We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

**Property Management**

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

**Mortgage and Financial Advice**

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

*STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.*





GROUND FLOOR  
52.9 sq.m. (569 sq.ft.) approx.

1ST FLOOR  
44.8 sq.m. (482 sq.ft.) approx.

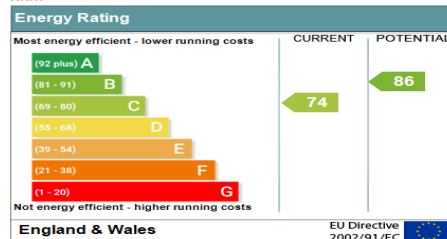


TOTAL FLOOR AREA - 97.6 sq.m. (1051 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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.  
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Address: 2 Westward Close, GRIMSBY, DN34 5AN

RRN:



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