



CROFTS ESTATE AGENTS

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



Wellgarth

Grimsby
DN32 8QW

£180,000

Crofts estate agents are delighted to offer for sale with NO FORWARD CHAIN this neutral and spacious detached bungalow which is located within the town of Grimsby. Situated just behind Weelsby Road with a scenic outlook and suiting someone looking to downsize, this property is expected to be popular and therefore comes with viewing highly advised. The town centres of both Grimsby and Cleethorpes are within a five minute drive and a wide variety of amenities can be found in both. Internal viewing will reveal the entrance porch and hall, lounge, dining room, kitchen, two bedrooms and the bathroom. Externally there are gardens to the front and rear with a driveway and garage and the property also benefits from uPVC double glazing (except the sliding patio doors in the dining room) and gas central heating.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Hall

Entering through the entrance porch reveals the hall with coving to the ceiling, a radiator and vinyl flooring. There is also a built in cupboard.

Lounge

14' 10" x 12' 4" (4.52m x 3.75m)

The lounge has dual aspect windows to the front and side elevation, coving to the ceiling, a radiator and a carpeted floor.

Dining Room

10' 6" x 9' 1" (3.19m x 2.77m)

The dining room has sliding patio doors to the rear elevation, coving to the ceiling, a radiator and laminate flooring.

Kitchen

12' 7" x 8' 4" (3.83m x 2.53m)

The kitchen has a window to the front elevation, door to the side, coving to the ceiling, a radiator and vinyl flooring. There is also a range of fitted units with a sink and drainer and plumbing for a washing machine, dishwasher and also vented for tumble dryer.

Bedroom One

12' 11" x 9' 8" (3.93m x 2.95m)

Bedroom one has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a range of fitted furniture.

Bedroom Two

10' 9" x 6' 7" (3.27m x 2.01m)

Bedroom two has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There are also fitted wardrobes.

Bathroom

8' 1" x 5' 1" (2.46m x 1.56m)

The bathroom has an opaque window to the side elevation, modern wall boarding, a radiator and vinyl flooring. There is also a modern suite with a WC, basin and a bath with an electric shower over.

Garage

With an up and over door and electrics.

Outside

The front has a lawn with a driveway to the side providing off road parking and access to the garage. A gate opens to reveal the rear garden which is enclosed by perimeter fencing and reveals a lawn,

established shrubs and trees and a patio area ideal for alfresco dining.

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

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit 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



GROUND FLOOR
67.7 sq.m. (729 sq.ft.) approx.



TOTAL FLOOR AREA : 67.7 sq.m. (729 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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