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



Saltburn Grove

Grimsby
DN32 9TE

£164,950

Early viewing is highly advised on this well presented three bedroom mid terrace property which creates an ideal possible first time purchase. The property is located within this established residential area close to Weelsby Woods and set within this quiet cul de sac. Offering the benefits of gas central heating and uPVC double glazing, this pleasant home briefly comprises entrance hallway, bay fronted living room, kitchen, dining room, landing, bathroom and three bedrooms all of which can accommodate double beds. To the front the garden is block paved creating the ability for off road parking for two cars. To the rear there is an established garden with useful outbuilding/stores.

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Entrance Hallway

uPVC decorative glazed entrance door to the front elevation.. Tiled flooring. Central heating radiator. Staircase to the first floor with understairs storage.

Lounge

15' 1" int bay x 12' 3" (4.601m x 3.738m)

The first of the reception rooms create this pleasant bay fronted living room. Coving to the ceiling. Central heating radiator.

Kitchen

10' 5" min x 8' 11" (3.167m x 2.722m)

Offering two uPVC double glazed windows to the rear elevation, the kitchen offers a range of wall and base units with contrasting wood block work surfacing with inset Belfast sink and drainer. Splashback tiling. Electric cooker point. Plumbing for a dishwasher and washing machine. Central heating radiator. Down lighting to the ceiling. Understairs storage cupboard.

Dining Room

10' 5" x 10' 0" (3.168m x 3.043m)

uPVC double glazed French doors to the rear elevation. Laminate flooring. Central heating radiator.

First Floor Landing

Loft access.

Bedroom One

15' 1" x 10' 10" into wardrobes (4.602m x 3.314m)

uPVC double glazed window to the front elevation. Coving to the ceiling. Central heating radiator. Two built in wardrobes.

Bedroom Two

8' 7" x 10' 11" (2.625m x 3.317m)

uPVC double glazed window to the rear elevation. Central heating radiator. Coving to the ceiling. Built in wardrobe with the gas boiler inside.

Bedroom Three

12' 1" x 10' 10" (3.683m x 3.293m)

uPVC double glazed window to the front elevation. Central heating radiator. Storage cupboard over the stair bulk head.

Bathroom

5' 6" x 8' 9" (1.678m x 2.669m)

uPVC double glazed window to the front elevation. Equipped with a panelled bath with shower over, vanity wash hand basin, close coupled w.c and a shower cubicle. Chrome effect central heating radiator.

Outside

The property has the ability to create off road parking for two cars to the front. The rear garden offers lawn and established shrubs and plants. Outside toilet, two stores and two sheds.

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 A: 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

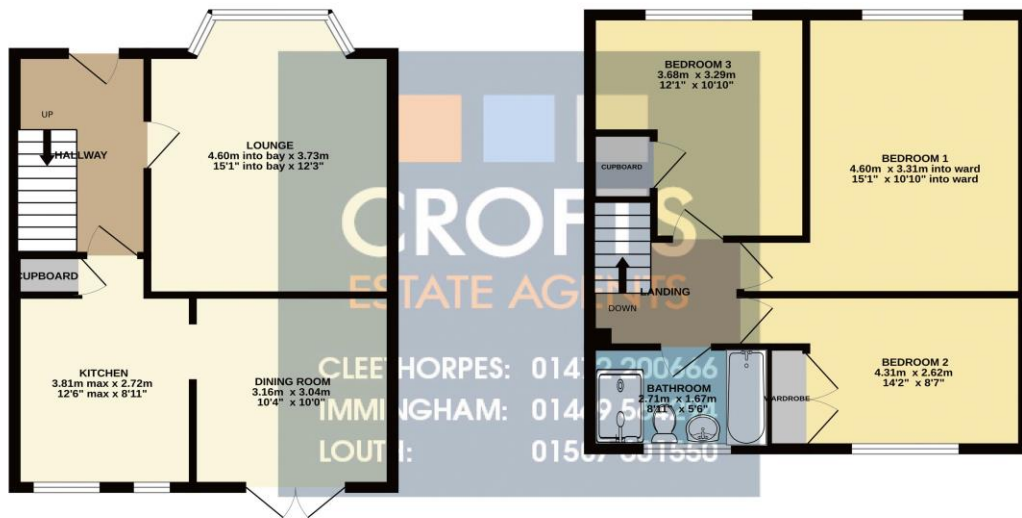
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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GROUND FLOOR
42.3 sq.m. (455 sq.ft.) approx.

1ST FLOOR
46.9 sq.m. (505 sq.ft.) approx.



TOTAL FLOOR AREA: 89.2 sq.m. (960 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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