



# CROFTS ESTATE AGENTS

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



Ainslie Street

Grimsby  
DN32 0LY

£119,950

Crofts estate agents are pleased to be able to bring to the market this well proportioned three double bedroom semi-detached house found within this established residential area a short walk of the town centre and railway station. This lovely home benefits from gas central heating and uPVC double glazing but retains some of the properties original features. The accommodation on offer briefly comprises entrance porch, hallway, lounge, dining room, sitting room and breakfast kitchen to the ground floor. To the first floor you find a split level landing, bathroom and three double bedrooms. Off road parking to the front and established garden to the rear with pond and having the great feature of a bespoke wooden pirate ship to the side aspects ideal for the younger child to let their imagination run wild. The single storey extension to the rear of the property which forms part of the kitchen has had some movement in the past. **\*\*CASH BUYER**

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**Entrance Porch**

uPVC double glazed entry door to the front elevation. Tiled flooring. Inner door to the hallway.

**Hallway**

Pleasantly presented and again with tiled flooring, the hallway has dado rail and picture rail to the walls. Central heating radiator. Staircase to the first floor.

**Lounge**

11' 11" plus bay x 13' 2" (3.631m x 4.006m)  
 With walk in uPVC double glazed bay window to the front elevation, the first of the three reception rooms has an open fire with attractive surround. Central heating radiator. coving to the ceiling, picture rail and original deep skirtings to the wall.

**Dining Room**

12' 4" x 11' 0" plus bay (3.762m x 3.362m)  
 uPVC double glazed bay window to the side elevation. Attractive gas fire with surround. Wooden flooring. Coving and rose to the ceiling and picture rail to the walls. Central heating radiator.

**Sitting Room**

12' 6" x 9' 11" plus bay (3.816m x 3.030m)

uPVC double glazed bay window to the side elevation. Coving to the ceiling. Feature fireplace with open fire. Central heating radiator.

**Breakfast Kitchen**

16' 8" x 9' 11" (5.068m x 3.015m)  
 A lovely sized breakfast kitchen offering a good range of wall and base units with granite work surfacing and breakfast bar. Inset to the work surfacing there is the sink and drainer and a six ring gas hob. with chimney extractor. Integrated double oven, microwave, dishwasher and space and plumbing for an American style fridge freezer. Tiled flooring. uPVC double glazed windows to the rear and side elevations.

**First Floor Landing**

Split level landing with loft access to the ceiling.

**Bedroom One**

11' 11" x 17' 1" (3.632m x 5.215m)  
 With two uPVC double glazed windows to the front elevation, the first of the three double bedrooms has coving to the ceiling. Decorative cast iron fireplace. Central heating radiator.

**Bedroom Two**

12' 4" x 11' 1" (3.770m x 3.386m)

uPVC double glazed window to the side elevation. Central heating radiator. Coving to the ceiling.

### **Bathroom**

8' 8" x 6' 10" (2.653m x 2.084m)

With uPVC double glazed window to the side elevation, the bathroom is fitted with a corner shower, wall mounted wash hand basin, close coupled w.c and a panelled spa bath. Tiling to the walls. Chrome effect central heating towel radiator.

### **Bedroom Three**

15' 3" x 10' 0" (4.653m x 3.043m)

Offering two uPVC double glazed windows to the side elevation. Central heating radiator. Loft access.

### **Outside**

To the front the property offers parking for two cars with gated access to the side to a small compound area offering further storage/parking. a second gate leads through to the rear garden. To the side of the property there is a courtyard patio with the great feature of a bespoke and hand built pirate ship ideal for those with younger members in the family whom can let their imagination run wild. The garden then continues to the rear where you find a gravelled area complemented with mature shrubs and trees. A raised wall pond creates a pleasant focal point but could easily be filled in for those wishing to do so.

### **Additional Information**

The single storey extension to the rear of the property which forms part of the kitchen has had some movement in the past. It is advisable for any prospective purchasers to consult with their lender to see if this causes any issue with mortgage availability and what would be required.

### **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**

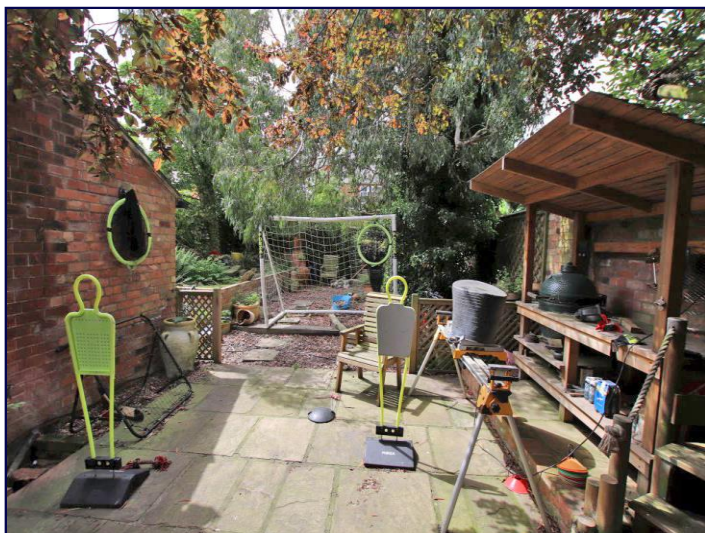
Please contact the relevant marketing office, all viewings are strictly by appointment only please.

### **Council Tax Information**

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

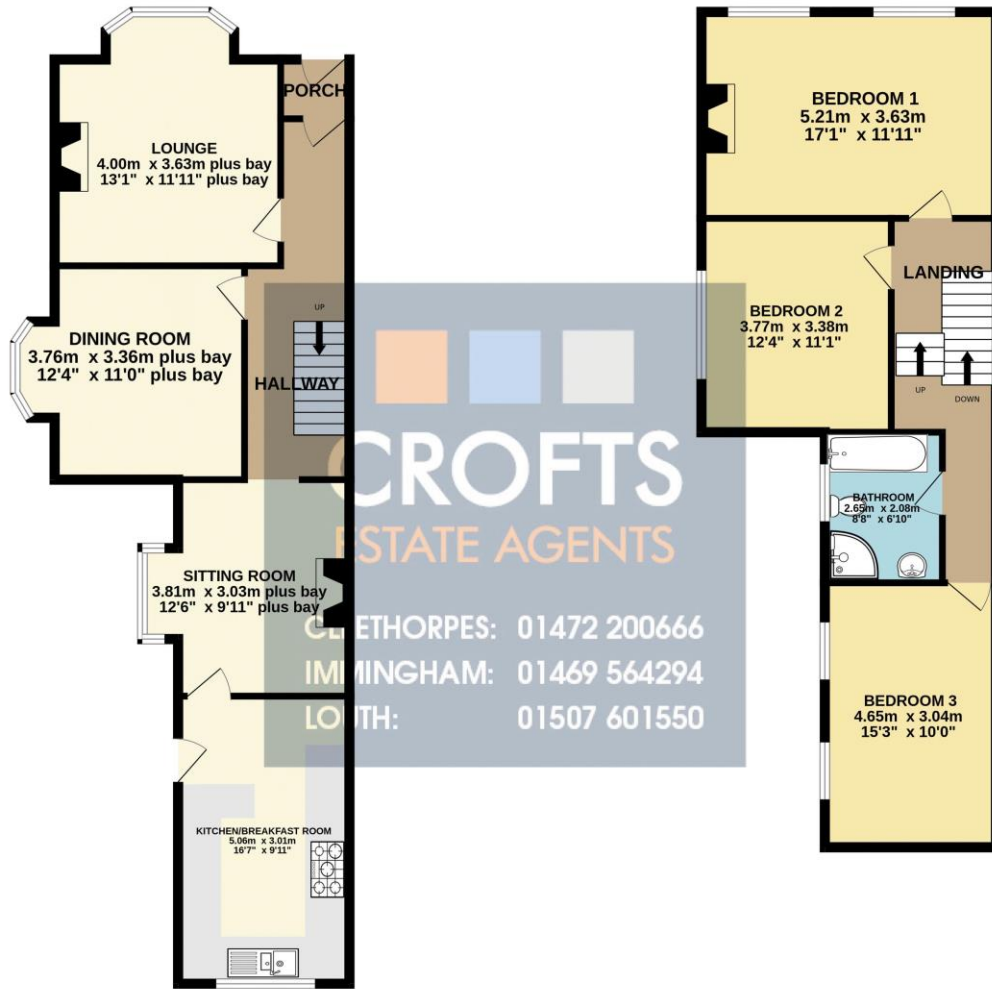
### **Free Valuations**

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



GROUND FLOOR  
68.0 sq.m. (732 sq.ft.) approx.

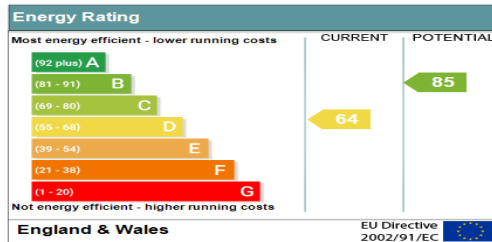
1ST FLOOR  
60.1 sq.m. (647 sq.ft.) approx.



TOTAL FLOOR AREA: 128.1 sq.m. (1379 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: 62 Ainslie Street, GRIMSBY, DN32 0LY  
 RRN:



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