



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



Ulster Avenue

Scartho  
DN33 2DJ

£142,000

**IDEAL FOR A FIRST TIME BUYER - A MUST TO VIEW - OFF ROAD PARKING.** Located within the village of Scartho is this lovely mid terrace property which comes to the market with viewing highly advised. Located nearby to a wide variety of local amenities and schools as well as Grimsby hospital and College. Internal viewing will reveal the entrance hall, lounge, dining room and kitchen all to the ground floor. With three **DOUBLE** bedrooms and a bathroom to the first floor. There is off road parking for two vehicles to the front and a good sized rear garden with secure outbuildings and the property also benefits from uPVC double glazing and gas central heating.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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### Entrance Hall

Entering the property reveals a radiator and laminate flooring.

### Lounge

12' 9" x 10' 7" (3.88m x 3.22m)

The lounge reveals a bay window to the front elevation, a radiator and laminate flooring.

### Dining Room

10' 5" x 8' 11" (3.18m x 2.71m)

The dining room has a window to the rear elevation, a radiator and laminate flooring.

### Kitchen

10' 5" x 8' 5" (3.18m x 2.56m)

The kitchen has a window and door to the rear elevation, vinyl flooring and a fitted kitchen with a sink and drainer and plumbing for a washing machine.

### First Floor Landing

The first floor landing has access to the loft and a carpeted floor.

### Bedroom One

10' 10" x 12' 1" (3.29m x 3.68m)

Bedroom one has a window to the rear elevation, a radiator and a carpeted floor.

### Bedroom Two

12' 11" x 8' 6" (3.93m x 2.59m)

Bedroom two has a window to the front elevation, a radiator and a carpeted floor. There is also a built in cupboard.

### Bedroom Three

9' 8" x 11' 4" (2.95m x 3.45m)

Bedroom three has a window to the front elevation, a radiator and a carpeted floor.

### Bathroom

5' 5" x 7' 7" (1.64m x 2.32m)

The bathroom has two opaque windows to the rear elevation, fully tiled walls, a radiator and vinyl flooring. There is also a white suite with a WC, a basin and a corner bath.

### Outside

The is off road parking for two vehicles to the front. The rear garden has a lawn, patio and secure outbuildings, all enclosed by perimeter fencing.

**Tenure**

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

**Services**

All mains services with the exception of mains gas 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.

**Viewing**

By appointment only, telephone 01472 200666

**Council Tax Information**

Band A: 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 01472 200666 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**

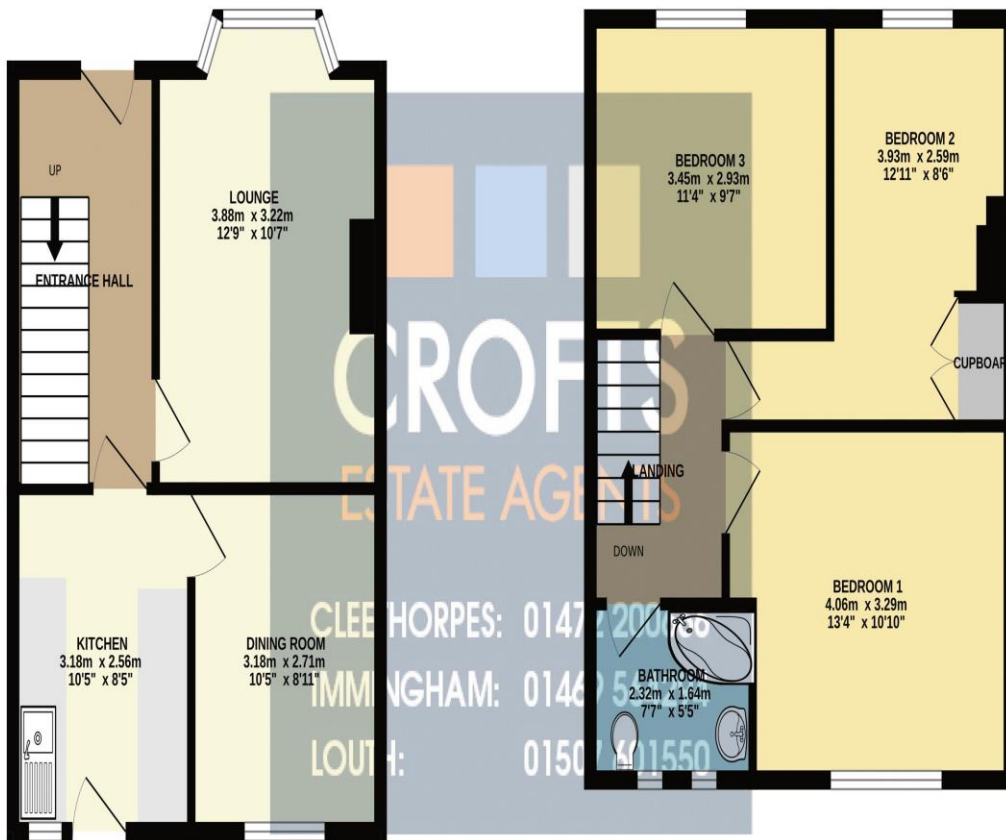
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**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  
37.5 sq.m. (404 sq.ft.) approx.

1ST FLOOR  
42.0 sq.m. (452 sq.ft.) approx.



TOTAL FLOOR AREA: 79.6 sq.m. (856 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.