



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



16 Brookfield Road
Grimsby
DN33 3LA

Offers in the Region Of
£170,000

Coming to the market with NO FORWARD CHAIN is this substantial three bedroom semi detached house. This delightful family home is set on a popular and established residential estate close to amenities, transport links and good schooling, this property which would benefit from a degree of modernisation and improvement makes the perfect upsizing family home. Competitively priced, the property has great spaces with the RSJ already in place between kitchen and dining if knocking through was a plan you were to have going forward. Outside, the property has neat well presented gardens to front and rear with full length block paved driveway for multiple cars plus detached single brick garage and timber workshop extension to that.

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

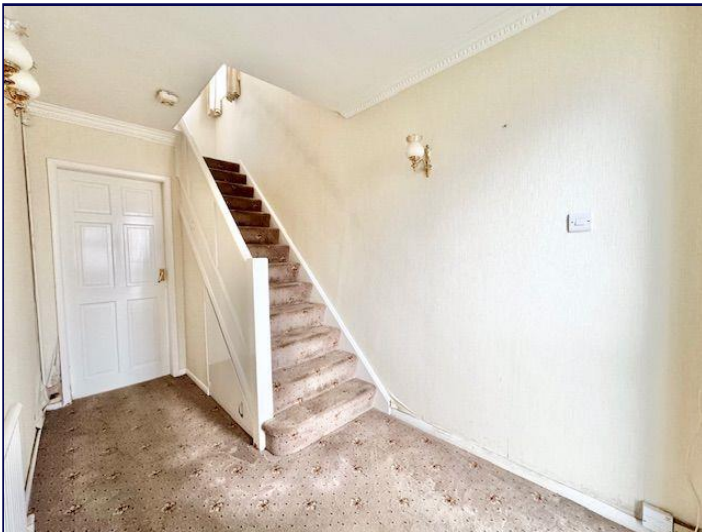
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

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Entrance hall

11' 9" x 6' 3" (3.58m x 1.90m)

A spacious hallway has good space for prams etc with uPVC frosted door and window, cream decor, light brown carpet, under stairs storage, radiator and two wall lights.

Lounge

14' 6" x 11' 10" (4.41m x 3.60m)

A spacious lounge has uPVC half bay to the front, grey decor to coving, grey green carpet, radiator, pendant light and feature ornate fireplace with electric fire, marble inset and hearth.

Dining room

9' 6" x 8' 5" (2.89m x 2.56m)

The dining room has full length window and sliding uPVC door to the rear patio, area decor to coving, rustic red carpet, radiator and pendant light.

Kitchen

10' 0" x 9' 8" (3.05m x 2.95m)

The kitchen has wood wall and base units to all sides with granite effect work tops over, integral gas hob with extractor, electric oven grill, low level fridge and space for freezer and washing machine. There is a light brown sink drainer, light green splash back tiling, yellow decor, uPVC window and uPVC frosted door to the rear garden, radiator and ceiling light.

Stairs and landing

With brown carpet, cream decor to coving, pendant light, uPVC window to the side and loft access.

Bedroom One

11' 9" x 10' 8" (3.58m x 3.26m)

A large double to the front of the house with fitted wardrobe and draws, pale cream carpet, light brown decor to coving, radiator, pendant light and uPVC window to the front.

Bedroom Two

10' 2" x 9' 6" (3.09m x 2.90m)

The second double bedroom has brown carpet, pattern decor to coving, radiator, pendant light, uPVC window and fitted wardrobes to the side.

Bedroom Three

7' 5" x 7' 7" (2.27m x 2.30m)

A smaller single bedroom has uPVC window, blue decor to coving, radiator and pendant light.

Family Bathroom

5' 7" x 8' 7" (01.71m x 2.62m)

With white three piece suite with shower over bath and bi-folding shower screen, the bathroom has cream aqua boarding, cream vinyl floor, chrome towel radiator, frosted uPVC window and blind, ceiling light and airing cupboard.

Rear garden

The rear garden has slab patio to the back of the house with block paved open access to the driveway. The garden is laid to lawn with soil borders to the sides. There is a further block paved patio bear the rear workshop area. The garden has timber fence and with low wall boundary to all sides.

Front garden and driveway

The front of the property has open block paved driveway that extends all the way to the garage at the back with path across the front of the house to the front door with covered porch. The front garden is laid to lawn with soil borders to the edges. Low wall is to the front and the garden side with a new timber fence to the side with the driveway.

Single Garage

19' 7" x 9' 4" (5.96m x 2.85m)

A brick and tile garage has traditional timber opening doors to the front and uPVC window to the side. There is open access to the back of the garage into a timber workshop which also has timber door and single glazed window. Both of these areas have both power and lighting.



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 and 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

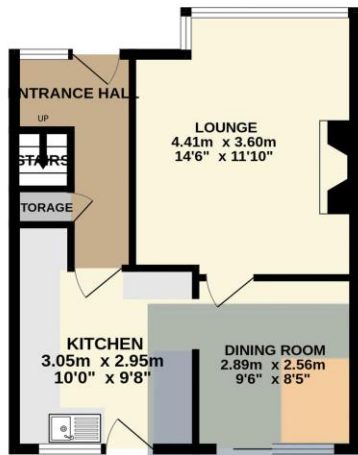




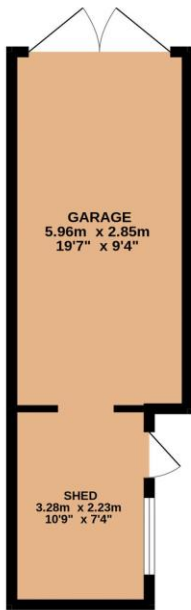
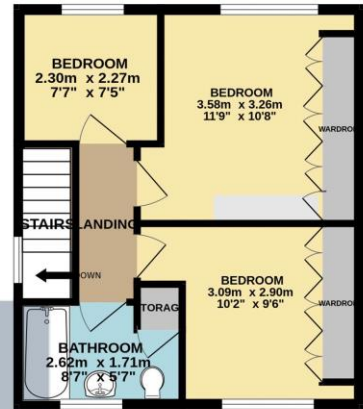
OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
61.6 sq.m. (663 sq.ft.) approx.



1ST FLOOR
36.3 sq.m. (390 sq.ft.) approx.



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LOUTH: 01507 601550

TOTAL FLOOR AREA : 97.9 sq.m. (1054 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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