



# 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



## Abbey Park Road

Grimsby  
DN32 0HS

Offers in the Region Of  
£185,000

UNIQUE PROPERTY- NEAR TO TOWN CENTRE - MAISONETTE - NEW ROOF IN 2023 - A rare opportunity to purchase one of these highly desirable homes which benefits from being located within a highly regarded location near to Peoples Park. A two bedroom maisonette within close proximity to the town centre with a wide variety of local amenities and also schools. Internal viewing will reveal the entrance hall, lounge, dining room, kitchen, utility and WC to the ground floor. With two double bedrooms, an en-suite and bathroom to the first floor. With gardens to the front and rear, off road parking. Ideal for a couple/young professional or someone looking for a slower pace and enjoying retirement with the added security of locking up the gates and jetting away. The property would also make a fantastic addition for anyone looking add to their rental portfolio.

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### Entrance Hall

Entering the property reveals coving to the ceiling, a radiator and a tiled floor.

### Lounge

13' 5" x 13' 11" (4.09m x 4.24m)

The lounge has a bay window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a cosy burner.

### Dining Room

8' 2" x 11' 0" (2.49m x 3.35m)

The dining room has tri aspect windows, French doors to the rear elevation, a radiator and a carpeted floor.

### Kitchen

11' 8" x 11' 9" (3.56m x 3.58m)

The kitchen has a window and door to the side elevation, coving to the ceiling, a radiator and a tiled floor. There is also a range of fitted units with a sink and drainer, plumbing for a dish washer and an Island.

### Utility room

6' 7" x 5' 10" (2.01m x 1.78m)

The utility room has a radiator, tiled floor, plumbing for a washing machine and fitted units.

### WC

5' 8" x 3' 2" (1.73m x 0.96m)

The WC has a tiled floor, WC and basin.

### First Floor Landing

A great space with coving to the ceiling, a radiator and a carpeted floor.

### Bedroom One

13' 4" x 13' 9" (4.07m x 4.18m)

Bedroom one has tow windows to the front elevation, coving to the ceiling, a radiator and wooden flooring.

### En-suite

9' 9" x 3' 3" (2.96m x 0.99m)

The en-suite has an opaque window to the front elevation, a radiator and vinyl flooring. There is also a WC, basin and a shower cubicle with a mains shower.

### Bedroom Two

11' 10" x 9' 4" (3.60m x 2.85m)

Bedroom two has two windows to the side elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a built in wardrobe.

### Bathroom

6' 10" x 6' 2" (2.09m x 1.87m)

The bathroom has partially tiled walls, a radiator and a tiled floor. There is also a WC, basin and a bath.

### Outside

With secure gates opening to provide off road parking and a patio area ideal for alfresco dining on a block paved section and also the front garden. The front garden is lovely and private and enclosed with a perimeter fence and has a lawn. The rear garden is low maintenance and has 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 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 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 01472 200666 or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

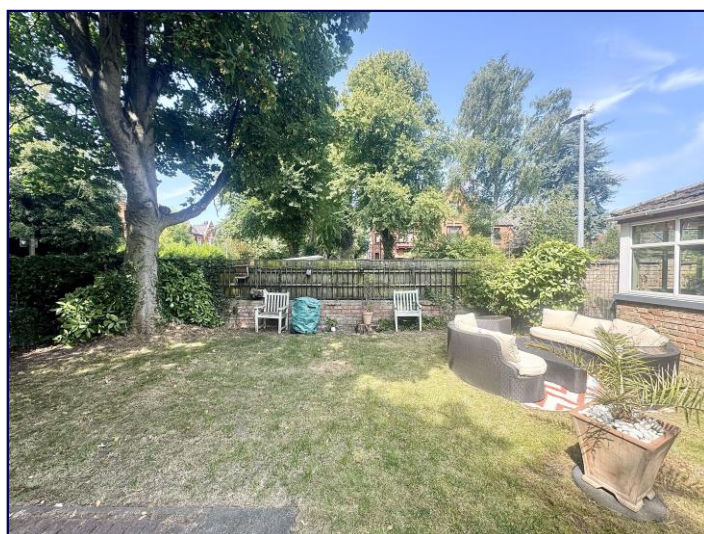
### Property Management

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

1ST FLOOR



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		83 B
69-80	C		
55-68	D	60 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.