



CROFTS ESTATE AGENTS

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



Walker Avenue

Grimsby
DN33 2LH

Offers in the Region Of
£160,000

IDEAL FIRST TIME PURCHASE - POPULAR RESIDENTIAL LOCATION - FANTASTIC REAR GARDEN - AN ABUNDANCE OF OFF ROAD PARKING - Located within the village of Scartho is this charming end of terrace property which will make an ideal first time purchase. Located within a village with a wide variety of local amenities and schools for children of all ages, this property comes with viewing highly advised. Internal viewing will reveal the entrance hall, lounge, kitchen-diner, two double bedrooms and the bathroom. With a great rear garden, lots of parking to the front and the property also benefits from uPVC double glazing and gas central heating.

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

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Entrance Hall

Entering the property reveals coving to the ceiling and laminate flooring.

Lounge

10' 11" x 12' 4" (3.33m x 3.76m)

The lounge reveals a window to the front elevation, coving to the ceiling, a radiator and laminate flooring. There is also a feature fire place and access to the under stairs cupboard.

Kitchen/Diner

10' 2" x 14' 10" (3.10m x 4.53m)

The kitchen-diner has dual aspect windows to the rear and side elevation, a door to the rear, coving to the ceiling, a radiator and a tiled floor. There is also a range of fitted units with a sink and drainer and plumbing for a washing machine inside a cupboard.

First Floor Landing

The first floor landing has coving to the ceiling and a carpeted floor.

Bedroom One

10' 11" x 14' 10" (3.34m x 4.53m)

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

Bedroom Two

10' 2" x 8' 9" (3.09m x 2.66m)

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

Bathroom

7' 1" x 5' 9" (2.16m x 1.76m)

The bathroom has an opaque window to the rear elevation, fully tiled walls, a radiator and vinyl flooring. There is also a white suite with a WC, basin and a bath with an electric shower and access to the loft.

Garage

The garage has an up and over door and a door to the side.

Outside

With an abundance of off road parking to the front enclosed by perimeter fencing to both sides with a gate to the rear garden. The rear garden is again enclosed by perimeter fencing with a vast space with a lawn, patio and decked area both ideal for alfresco dining. There are also established shrubs flower beds and a tree.

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

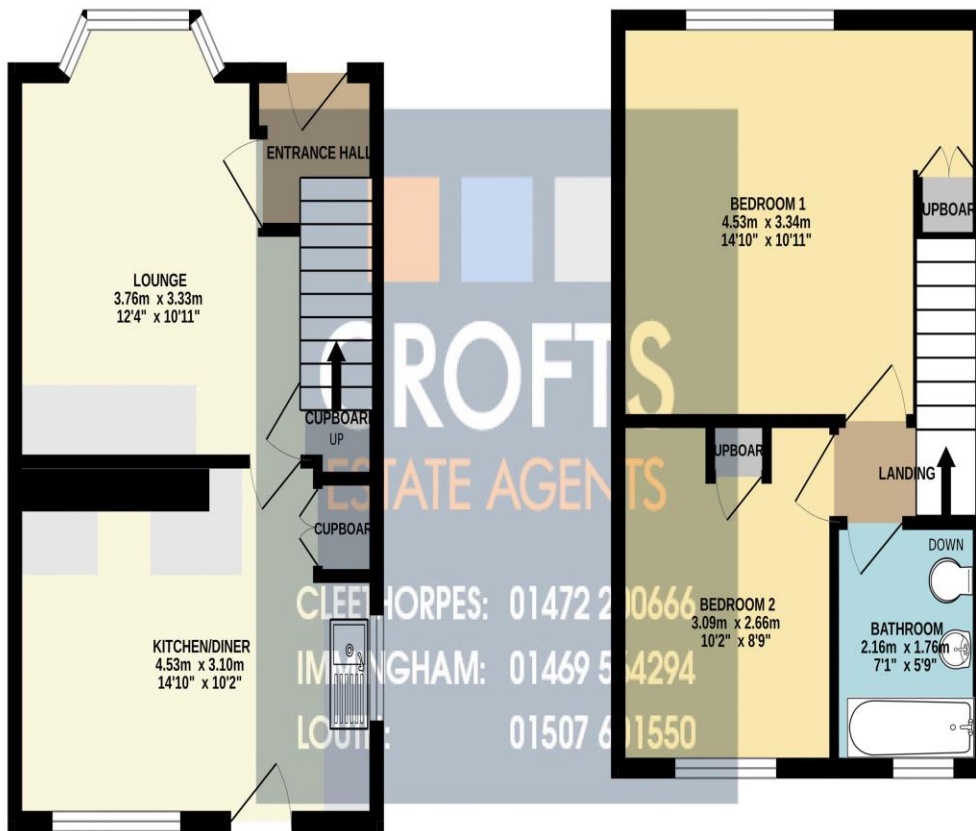
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
28.8 sq.m. (310 sq.ft.) approx.

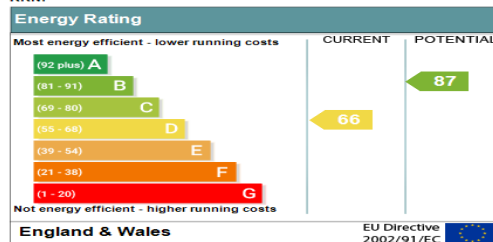
1ST FLOOR
28.9 sq.m. (311 sq.ft.) approx.



TOTAL FLOOR AREA: 57.7 sq.m. (621 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: 30 Walker Avenue, GRIMSBY, DN33 2LH
RRN:



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