



CROFTS ESTATE AGENTS

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



Stanley Street

Grimsby
DN32 7LL

Offers in the Region Of
£75,000

We are pleased to offer for sale this delightful three bedroom mid terraced house found within this established residential area. Currently tenanted with the present tenant looking after the property very well and wanting to remain and currently paying £495 pcm. Benefiting from gas central heating and uPVC double glazing and briefly comprising lounge, sitting/dining room, modern kitchen with integrated oven and hob, lobby and modern ground floor bathroom. To the first floor there is the landing and three bedrooms. There are low maintenance gardens to the front and rear. Internal viewing is highly advised. Ideal investment.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Lounge

10' 5" x 12' 8" (3.1794m x 3.8506m)

Georgian styled entrance door to the front elevation. Laminate wood flooring. Coving to the ceiling. uPVC double glazed window to the front elevation.

Dining Room

12' 8" x 11' 4" (3.8570m x 3.4452m)

uPVC double glazed window to the rear elevation. Laminate wood flooring. Coving to the ceiling. Gas central heating radiator. Understairs storage.

Kitchen

12' 1" x 6' 11" (3.6945m x 2.0958m)

With uPVC double glazed window to the side elevation and offering a range of wall and base units with contrasting roll edged work surfacing with inset stainless steel sink and drainer. Integrated four ring electric hob with oven, Splashback tiling. Plumbing for an automatic washing machine. Gas boiler.

Lobby

Entrance door to the side elevation.

Bathroom

6' 11" x 5' 9" (2.1015m x 1.7631m)

uPVC double glazed window to the rear elevation. Equipped with a pedestal wash hand basin, w.c and panelled bath. Splashback tiling. Gas central heating radiator.

First Floor Landing

Access to the three bedrooms.

Bedroom One

10' 6" x 12' 8" (3.1918m x 3.8696m)

uPVC double glazed window to the front elevation. Gas central heating radiator. Cupboard.

Bedroom Two

11' 4" x 9' 8" (3.4606m x 2.9579m)

uPVC double glazed window to the rear elevation. Gas central heating radiator.

Bedroom Three

12' 2" x 6' 11" (3.7003m x 2.1209m)

uPVC double glazed window to the rear elevation. Gas central heating radiator.

Outside

Gardens to the front and rear aspects with the rear garden enjoying a reasonably sunny aspect.

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

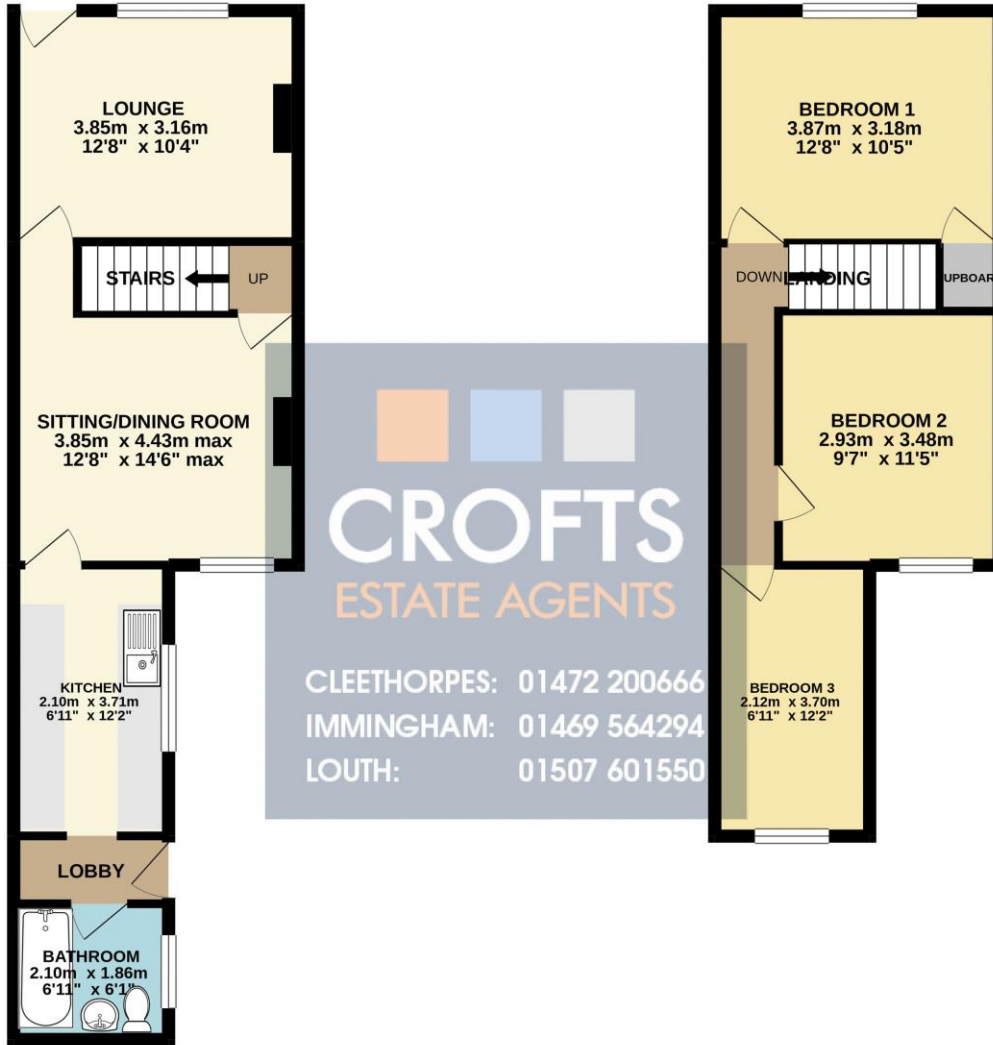
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



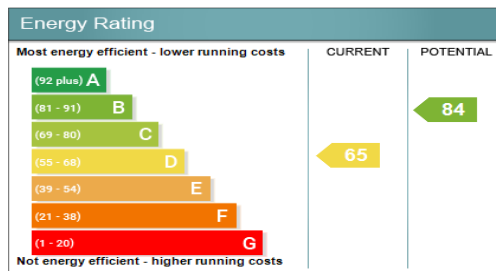
GROUND FLOOR
42.5 sq.m. (457 sq.ft.) approx.

1ST FLOOR
37.1 sq.m. (399 sq.ft.) approx.



TOTAL FLOOR AREA: 79.5 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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