



# CROFTS ESTATE AGENTS

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



## Cyrano Way

Grimsby  
DN37 9SQ

Offers in the Region Of  
£154,950

**NO FORWARD CHAIN - SEMI DETACHED BUNGALOW - OFF ROAD PARKING AND GARAGE** - An opportunity to purchase and create a lovely new home which is located within a popular residential area. Requiring a scheme of modernisation but priced to reflect, this property is expected to be popular and therefore comes with viewing highly advised. Nearby there a wide variety of local amenities and also good road and bus links. Internal viewing will reveal the entrance hall, lounge, kitchen, two bedrooms, the bathroom and a conservatory. The conservatory is accessed off the second bedrooms but the last owner used this as a dining room.

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### Entrance Hall

Entering the property reveals access to the loft, vinyl flooring and a storage cupboard.

### Lounge

15' 11" x 10' 11" (4.85m x 3.32m)

The lounge has a window to the front elevation, an electric storage heater and a carpeted floor.

### Kitchen

11' 5" x 7' 8" (3.48m x 2.33m)

The kitchen has a window to the front elevation, vinyl flooring and a range of fitted kitchen units with a one and a half sink and drainer, plumbing for a washing machine and an electric oven and hob with an extractor over.

### Bedroom One

10' 11" x 10' 11" (3.34m x 3.32m)

Bedroom one has a window to the rear elevation, an electric storage heater and a carpeted floor. There are also fitted wardrobes.

### Bedroom Two

7' 5" x 9' 1" (2.25m x 2.76m)

Bedroom two has a window to the rear elevation, an electric storage heater and a carpeted floor.

### Conservatory

6' 6" x 12' 8" (1.97m x 3.87m)

The conservatory has tri aspect windows, a door to the rear elevation, an electric storage heater and a carpeted floor.

### Bathroom

7' 8" x 5' 5" (2.34m x 1.64m)

The bathroom has an opaque window to the side elevation, tiled walls, vinyl flooring, a WC, vanity basin and a corner bath with a mains shower over and a glass screen.

### Garage

The garage has an up and over door.

### Outside

To the front there is a driveway providing off road parking as well as access to the garage. There is also a path to the front door with a lawn either side. A gate to the side provides access to a low maintenance side garden which in turn leads to the rear garden. The rear garden has a lawn, a further low maintenance stoned area and fruit bushes and an apple tree.

**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**

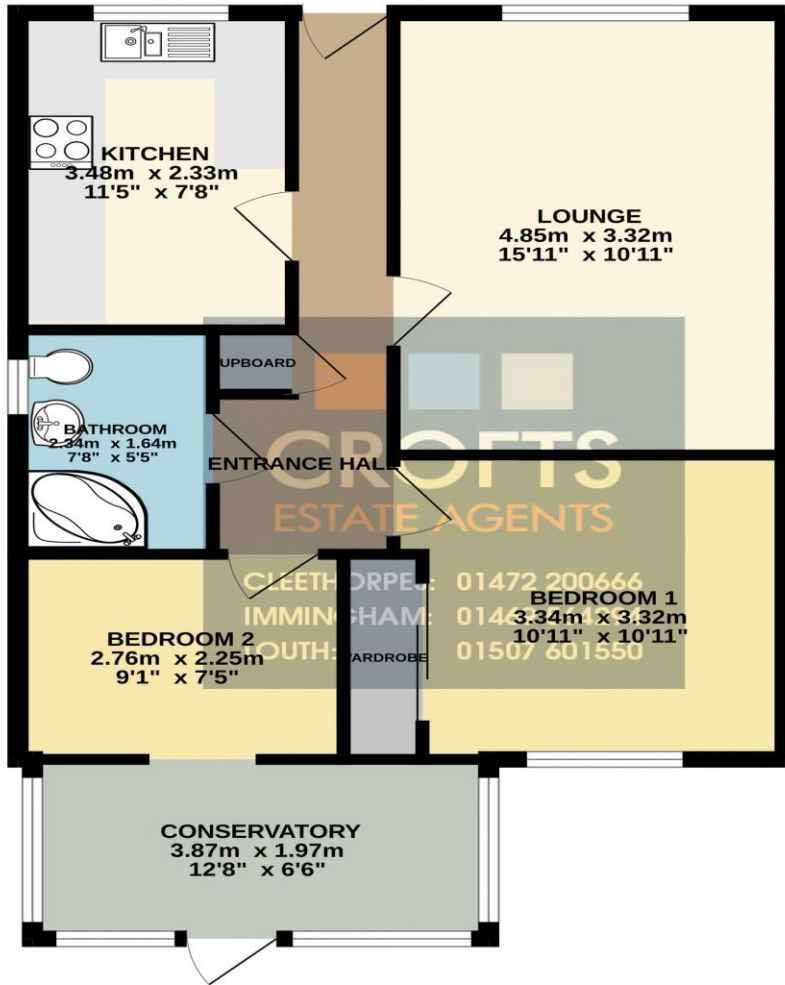
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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





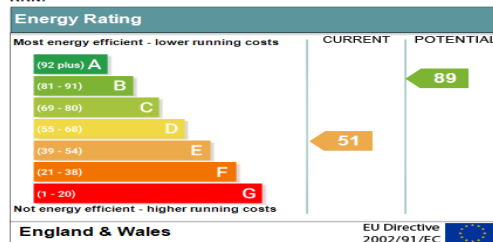
GROUND FLOOR  
60.9 sq.m. (655 sq.ft.) approx.



TOTAL FLOOR AREA : 60.9 sq.m. (655 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: 51 Cyrano Way, GRIMSBY, DN37 9SQ  
RRN:



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