



# 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



## Welland Avenue

Grimsby  
DN34 5JR

Offers in the Region Of  
£119,950

Crofts estate agents are pleased to be able to bring to the market this ideal first time or possible investment purchase comprising of a three bedroom semi-detached house located within this established residential area of Grimsby. With no forward chain on the vendors side, the property is set upon this larger than average plot with wide frontage creating ample off road parking for several vehicles and standing for a caravan or similar. Benefitting from gas central heating and uPVC double glazing the accommodation briefly comprises entrance hallway, w.c, lounge, dining room, kitchen and conservatory to the ground floor. To the first there is the landing, a shower room and three bedrooms. Front, rear and side gardens. Viewing is highly advised.

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### Entrance Hallway

uPVC double glazed entry door to the front elevation. Central heating radiator. Staircase to the first floor with storage cupboard beneath.

### W.C

uPVC double glazed window to the side elevation and fitted with a w.c.

### Lounge

12' 4" plus bay x 10' 6" (3.769m x 3.209m)

Offering walk in uPVC double glazed bay window to the front elevation. Coving to the ceiling and dado rail to the walls. Built in display cabinet. Wall mounted gas fire. Double doors through to the dining room.

### Dining Room

10' 5" x 9' 0" (3.184m x 2.746m)

The second reception room offers sliding doors through to the conservatory and currently forms the formal dining room. Central heating radiator. Dado rail to the walls.

### Conservatory

10' 7" x 8' 9" (3.233m x 2.665m)

A uPVC double glazed conservatory with PVC roofing and having a central heating radiator providing all year use. French doors to the side elevation.

### Kitchen

10' 5" x 8' 6" (3.174m x 2.581m)

Offering uPVC double glazed window to the rear elevation and uPVC double glazed door to the side aspect. Fitted with a range of wall and base units with contrasting work surfacing with inset one and a half sink and drainer. Splashback tiling. Gas cooker point. Plumbing for a washing machine. Wall mounted gas boiler.

### First Floor Landing

uPVC double glazed window to the side elevation. Loft access to the ceiling.

### Shower Room

5' 3" x 7' 0" (1.611m x 2.133m) max

uPVC double glazed window to the rear elevation and being fitted with a shower cubicle and pedestal wash hand basin. Partial tiling to the walls. Shelved cupboard.

### Bedroom One

12' 10" x 10' 3" min (3.921m x 3.120m)

uPVC double glazed window to the front elevation. Central heating radiator.

### Bedroom Two

10' 4" x 10' 8" (3.148m x 3.246m)

uPVC double glazed window to the rear elevation. Central heating radiator.

### Bedroom Three

9' 7" x 7' 3" (2.916m x 2.198m) max  
uPVC double glazed window to the front elevation. Central heating radiator.

### Outside

Set upon this good sized plot, the property benefits from a wider frontage which creates ample off road parking for several vehicles and can easily accommodate a caravan or similar. Hedge boundary to the front with gated access and having lawned area. To the rear the garden has a lawned and paved area along with two useful brick outbuildings creating storage.

### 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](http://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](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

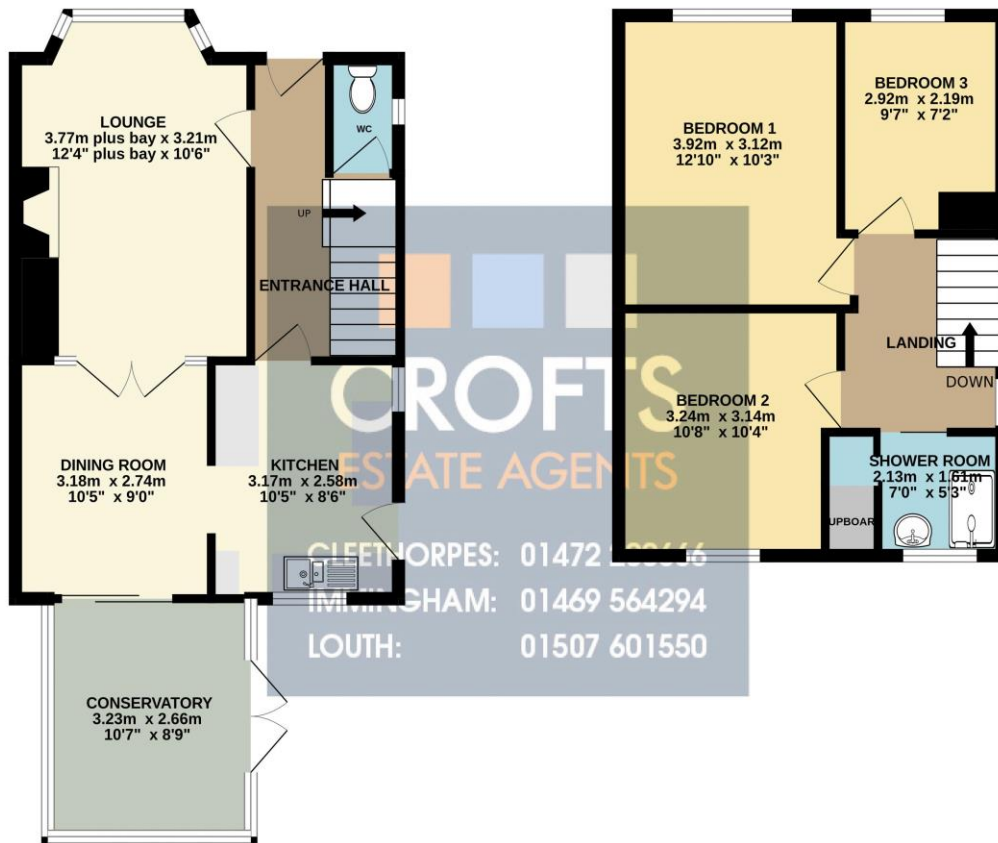
**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**





GROUND FLOOR  
46.3 sq.m. (498 sq.ft.) approx.

1ST FLOOR  
37.2 sq.m. (401 sq.ft.) approx.



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TOTAL FLOOR AREA: 83.5 sq.m. (899 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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