



# CROFTS ESTATE AGENTS

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



## Gloucester Avenue

Grimsby  
DN34 5BW

Offers in the Region Of  
£155,000

Offered for sale with no forward chain on the vendors side, this three bedroom semi-detached house is well presented throughout and found within this popular residential area. Enjoying the benefits of gas central heating and uPVC double glazing, this lovely property comprises entrance hallway, bay fronted living room, dining/sitting room, fitted kitchen, landing, shower room and three bedrooms. Front and rear gardens. Driveway and timber shed. Viewing is advised.

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#### Entrance Hallway

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

#### Cloakroom

5' 2" x 3' 2" (1.574m x 0.962m)

uPVC double glazed window to the side elevation. Equipped with a close coupled w.c and corner wash basin. Splashback tiling.

#### Lounge

15' 2" into bay x 11' 10" (4.611m x 3.610m)

This well presented living room has a walk in uPVC double glazed bay window to the front elevation. Two central heating radiators. Coving and rose to the ceiling. Electric fire.

#### Dining Room

12' 7" x 11' 0" (3.836m x 3.361m)

uPVC double glazed window to the rear elevation. Central heating radiator. Electric fire inset into the wall. Coving to the ceiling.

#### Kitchen (Section 1)

9' 3" x 7' 0" (2.809m x 2.130m)

The first part of the kitchen has a double glazed window to the side elevation and is fitted with a range of wall and base units with complementary work surfacing and breakfast bar. Splashback tiling. Integrated five ring gas hob with extractor over. Integrated

eye level double oven. Plumbing for a washing machine. Central heating radiator. The kitchen then opens to the second section.

#### Kitchen (Section 2)

7' 7" x 8' 0" (2.313m x 2.446m)

Offering uPVC double glazed window to the rear and entry door to the side. Again fitted with wall and base units with complementary work surfacing with inset one and a half sink and drainer. Splashback tiling. Integrated dishwasher.

#### First Floor Landing

Loft access to the ceiling and a uPVC double glazed window to the side.

#### Bedroom One

11' 6" x 11' 11" into wardrobes (3.516m x 3.630m)

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

#### Bedroom Two

12' 7" x 11' 0" (3.846m x 3.365m)

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

**Bedroom Three**

8' 10" x 7' 0" (2.698m x 2.139m)

uPVC double glazed window to the rear elevation. Central heating radiator. Cupboard housing the gas boiler.

**Shower Room**

7' 0" x 6' 1" (2.145m x 1.862m)

uPVC double glazed window to the front elevation. Fitted with a walk in shower with Aqualisa shower, vanity wash hand basin and a close coupled w.c. Tiling to the walls. Central heating radiator.

**Outside**

The property offers front and rear gardens along with off road parking. The garden to the rear is of a good size and has an expanse of lawn complemented with established shrubs and plants. Timber shed.

**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 B: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

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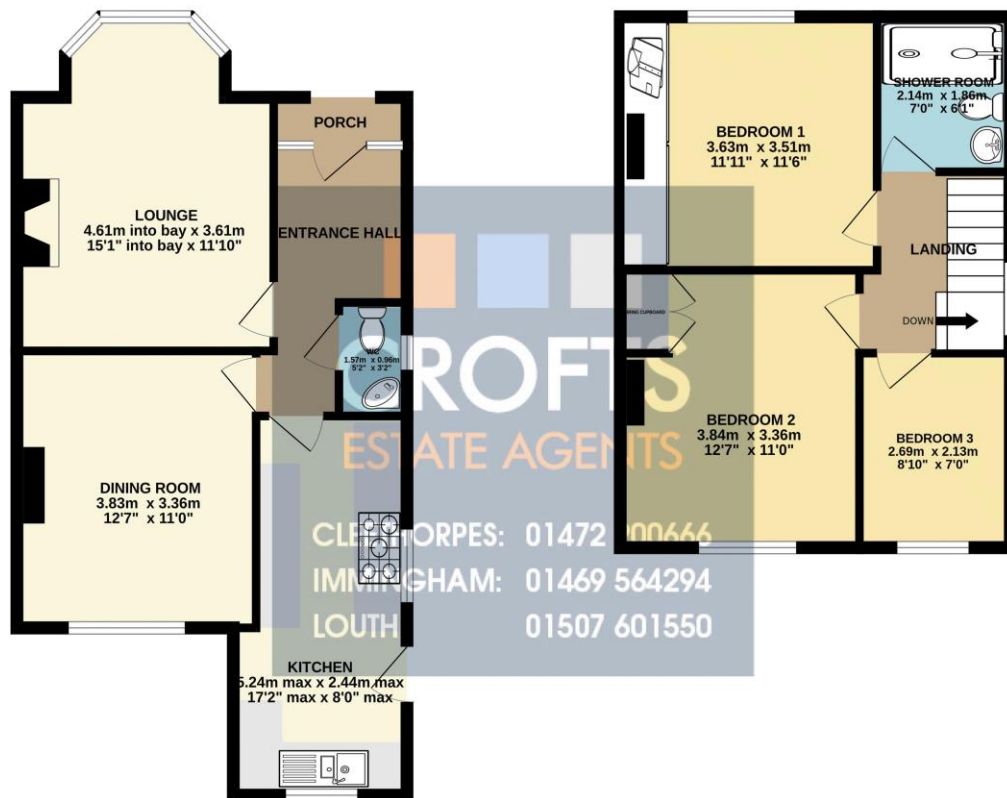
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GROUND FLOOR  
47.1 sq.m. (507 sq.ft.) approx.

1ST FLOOR  
39.7 sq.m. (428 sq.ft.) approx.



TOTAL FLOOR AREA: 86.8 sq.m. (935 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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