



CROFTS ESTATE AGENTS

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



Reporto Avenue

Grimsby
DN32 9RE

£169,950

We are pleased to be able to bring to the market this bay fronted three bedroom semi-detached house found within this established residential location. Enjoying the benefits of gas central heating and uPVC double glazing, the property is offered for sale with no forward chain on the vendors side. Briefly the accommodation comprises entrance hallway, cloakroom, bay fronted living room, dining room and a breakfast kitchen to the ground floor. To the first floor there is a well proportioned family bathroom and three good sized bedrooms. Off road parking to the front and established garden to the rear which offers a sunny facing aspect.

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Entrance Porch

uPVC double glazed French door to the front elevation. Tiling to half height to the walls. uPVC double glazed inner door with two adjoining side glazed panels.

Hallway

Neutrally decorated and having staircase to the first floor with storage and cloakroom beneath. Central heating radiator.

Cloakroom

uPVC double glazed window to the side elevation. Fitted with a w.c and vanity wash basin. Splashback tiling. Central heating radiator.

Lounge

11' 11" plus bay x 13' 7" (3.642m x 4.143m)
uPVC double glazed bay window to the front elevation. Central heating radiator. Living flame gas fire with surround. Picture rail.

Dining Room

14' 0" x 11' 2" (4.259m x 3.410m)
uPVC double glazed window to the rear elevation. Central heating radiator. Living flame gas fire. Plate rack to the walls.

Breakfast Kitchen

19' 11" x 8' 5" (6.083m x 2.561m)
A lovely kitchen extended to the rear to create a breakfast area which can accommodate a small table. The kitchen itself offers

great complement of fitted wall, base and larder units with contrasting work surfacing with inset one and a half enamel sink and drainer. Integrated eye level double oven and a four ring gas hob with brushed steel chimney extractor over. Plumbing for a washing machine. Baxi gas boiler. Down lighting. uPVC double glazed window to the side elevation and French doors to the rear.

First Floor Landing

uPVC double glazed window to the side elevation.

Bathroom

8' 1" x 8' 5" (2.474m x 2.557m)
uPVC double glazed window to the rear elevation. Loft access. Fitted with a w.c, panelled bath, vanity wash basin and a shower cubicle with electric shower. Majority tiled walls. Radiator.

Bedroom One

14' 0" x 11' 2" (4.266m x 3.410m)
uPVC double glazed window. Central heating radiator. Fitted wardrobes.

Bedroom Two

11' 11" x 11' 2" (3.644m x 3.402m)
uPVC double glazed window to the front elevation. Central heating radiator. Two fitted wardrobes.

Bedroom Three

8' 7" x 8' 5" (2.608m x 2.572m)

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

Outside

Established gardens to the front and rear elevations, with the rear garden enjoying a sunny aspect. Off road parking to the front.

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

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

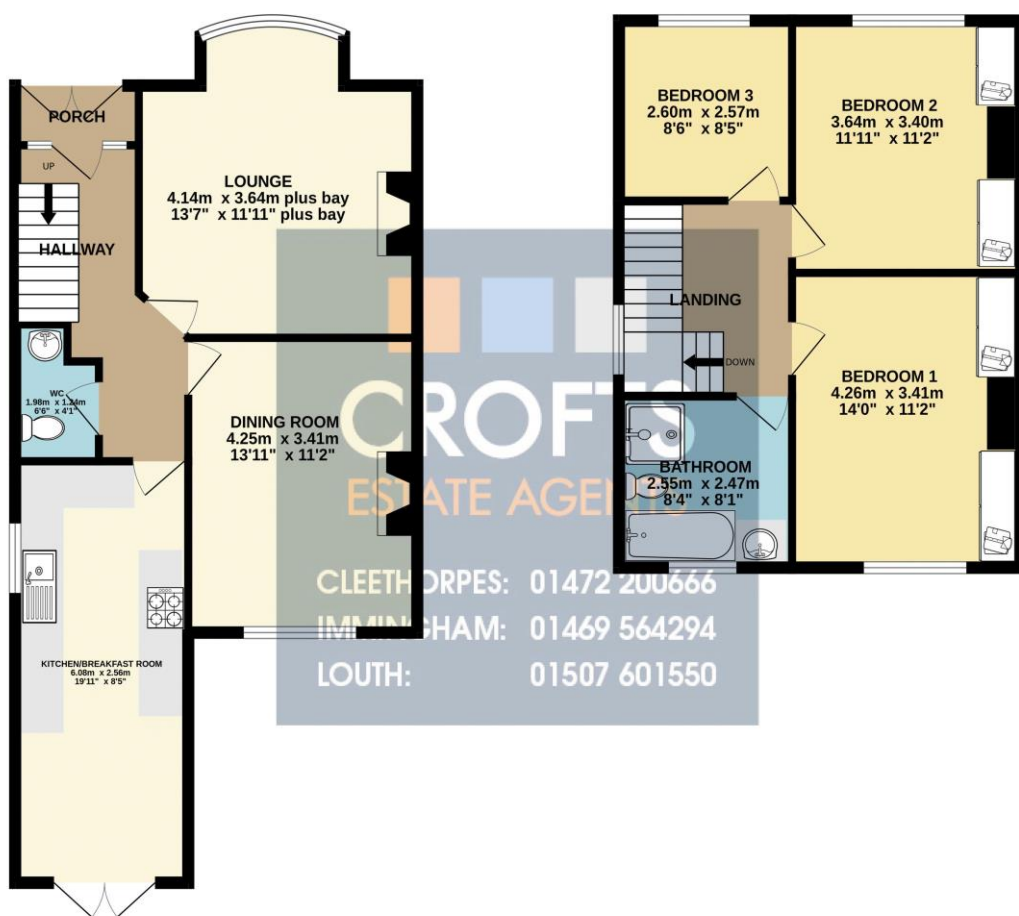
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
57.1 sq.m. (614 sq.ft.) approx.

1ST FLOOR
46.3 sq.m. (498 sq.ft.) approx.



TOTAL FLOOR AREA: 103.3 sq.m. (1112 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.

Made with Metropix 12/2015

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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