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



Legsby Avenue

Grimsby
DN32 0LB

£130,000

We are delighted to be able to bring to the market this well presented three bedroom mid terrace property which offers ample and spacious accommodation throughout. Set within easy access to the town centre, this lovely home enjoys the benefits of gas central heating and partial double glazing, with the accommodation briefly comprising entrance hallway, bay fronted lounge, sitting room and lovely sized open plan kitchen dining/living area, lobby, w.c and utility to the ground floor. To the first floor you find a split level landing, shower room and three good sized bedrooms all of which can accommodate a double bed. Front and rear gardens. Viewing is advised on this lovely home which is ideal for a variety of purchasers.

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Entrance Hallway

Offering decorative glazed entry door with overhead glazed panel to the front elevation. Original tiled flooring. Central heating radiator. Staircase with storage cupboard beneath. Dado rail to the walls.

Lounge

14' 7" into bay x 11' 7" (4.436m x 3.541m)

Offering a single glazed bay sash bay window to the front elevation, the lounge has coving and rose to the ceiling and dado rail to the walls. Central heating radiator. A focal point is created by the open fire with cast iron inset and surround.

Sitting Room

13' 2" x 9' 6" (4.018m x 2.888m)

uPVC double glazed window to the rear elevation. Central heating radiator. Coving to the ceiling. Laminate flooring. Fire surround.

Dining/Living Area

17' 2" x 9' 2" plus bay (5.236m x 2.796m)

With bay window to the side elevation this versatile space offers fire surround with tiled hearth. Fitted storage unit with drawers beneath. Central heating radiator. Opens to the kitchen.

Kitchen

8' 2" x 9' 1" (2.501m x 2.769m)

With window to the side elevation, the kitchen offers a range of modern wall and base units with complementary work surfacing with tiled splashback. Integrated oven and four ring gas hob.

Lobby

3' 0" x 9' 3" (0.911m x 2.821m)

With composite entry door to the side elevation and space to accommodate a larger styled fridge freezer. Tiled flooring.

W.C

3' 6" x 4' 8" (1.065m x 1.421m)

Fitted with a close coupled w.c and having tiled flooring and window to the side.

Utility

5' 4" x 4' 9" (1.634m x 1.446m)

Plumbing and space for a washer and dryer with work top over.

First Floor Landing

Split level landing with two separate loft accesses.

Bedroom One

12' 2" x 15' 2" (3.712m x 4.634m)

The main bedroom has two sash windows to the front elevation. Central heating radiator. Focal point created by the decorative cast iron fireplace. Central heating radiator.

Bedroom Two

13' 2" x 9' 6" (4.021m x 2.894m)

uPVC double glazed fire escape window to the rear elevation. Central heating radiator. Built in cupboard. Decorative cast iron fireplace.

Shower Room

6' 1" x 6' 7" (1.854m x 2.003m)

With uPVC double glazed window to the side elevation. this modern shower room has a walk in shower, vanity wash hand basin and close coupled w.c. Down lighting to the ceiling. Aqua boarding to the walls. Central heating chrome effect towel radiator.

Bedroom Three

9' 3" x 10' 2" (2.821m x 3.090m)

The third bedroom can accommodate a double bed and has a uPVC double glazed window to the rear elevation. Central heating radiator. Storage cupboard housing the gas boiler.

Outside

The property offers gardens to the front and rear elevations, with the rear garden having lawn and patio area ideal to entertain from home or for those buyers with younger members in the family a safe place to play.

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
63.1 sq.m. (680 sq.ft.) approx.

1ST FLOOR
48.7 sq.m. (525 sq.ft.) approx.



TOTAL FLOOR AREA: 111.9 sq.m. (1204 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		
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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