



# CROFTS ESTATE AGENTS

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



Goldgarth

Grimsby  
DN32 8QS

Offers in the Region Of  
£159,950

Coming to the market with NO FORWARD CHAIN is this well appointed and deceptively large two bedroom semi detached bungalow, which is positioned in a very quiet Cul de sac location. Situated with easy and similar distance access to both Grimsby and Cleethorpes and close to local busy bus routes, the property offers flexible accommodation all on one level providing excellent accessibility. The property layout has previously been altered by previous owners to move the main bedroom to the front so that the room leading to the large conservatory at the rear doesn't run off a bedroom but if three bedrooms were required, then this property could actually offer the three needed with the conservatory being used for both dining and living rooms. The property offers neutral decor throughout with mostly low maintenance laminate flooring throughout and is ready to move into. Outside the rear has a low maintenance garden which enjoys the late sun. with the front

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#### Entrance hall

19' 9" x 5' 0" (6.01m x 1.53m)

With frosted uPVC front door to long entrance which has wood laminate flooring, seam walls to coving, two strip lights, loft access and radiator.

#### Kitchen

11' 3" x 7' 7" (3.42m x 2.32m)

A cream kitchen has a generous range of wall and base units to three sides of the room with wood effect work tops and splash back returns over. There is a cream one and a half sink drainer over, gas hob and extractor with oven grill below, low level integrated fridge and space for integrated washing machine. The room has uPVC window and blind to the front, wood laminate flooring, tall white towel radiator and six down lights.

#### Lounge

10' 11" x 12' 9" (3.34m x 3.88m)

The lounge sits to the rear right corner of the main building with folding doors into the conservatory, the room has laminate flooring, white decor to coving, five down lights and radiator.

#### Conservatory

7' 4" x 21' 0" (2.23m x 6.41m)

A large full width conservatory has uPVC windows and frosted roof with uPVC french doors to the garden, radiator and ceiling lights.

#### Bedroom One

16' 0" x 10' 11" (4.88m x 3.32m)

A large double bedroom to the front of the house has uPVC floating bay window to the front, built in wardrobes and draws to two sides of the room, white decor to coving, radiator, two pendant lights and biscuit colour carpet.

#### Bedroom Two

7' 9" x 9' 1" (2.37m x 2.76m)

A smaller single bedroom which could also be used as a dining room has uPVC window to the side with vertical blinds with bi folding door into the conservatory. The room has neutral carpet, radiator and pendant light.

#### Shower room

7' 5" x 5' 5" (2.25m x 1.66m)

The modern shower room has corner shower, vanity sink, WC and bidet, the room has splash back boarding and vanity cupboards providing good storage. The room has uPVC frosted window to the side with vertical blinds, white towel radiator, cream vinyl floor, and four down lights.

#### Garage and driveway

A single brick and tile garage has up and over metal door to the side with wood pedestrian door to the side into the garden. The garage has both power and light. The concrete driveway leading to

the garage could easily fit two cars on it and has fence to the side and iron gate into the secure rear garden.

### **Rear garden**

The rear garden is laid to a circular pattern arrangement of slabs with well stocked soil borders to the side and fence to the back of that on the perimeter. An iron gate leads into the driveway and a wood door leads into the garage.

### **Front garden and parking**

The front garden has been laid to block paving to create two off road parking spaces that could be used for a camper van or such likes.

### **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**

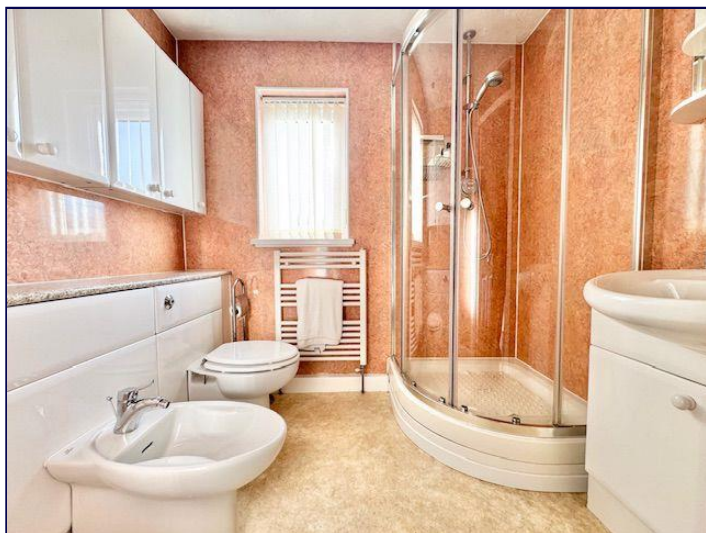
Band B: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

### **Free Valuations**

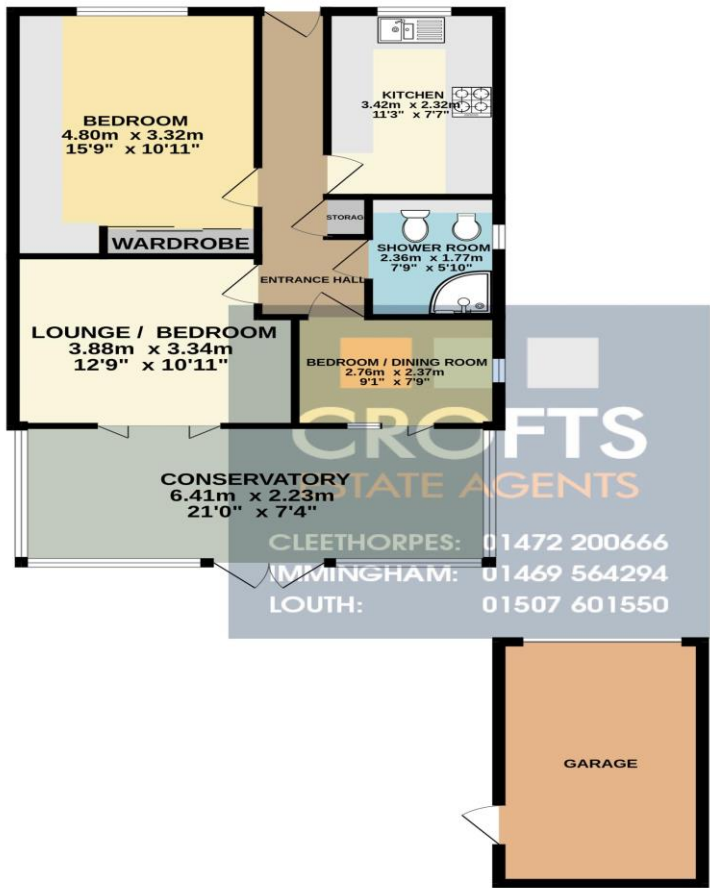
We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

### **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.



GROUND FLOOR  
84.1 sq.m. (905 sq.ft.) approx.



TOTAL FLOOR AREA : 84.1 sq.m. (905 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		89 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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