



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



Welbeck Road

Grimsby
DN34 5NJ

£117,000

Early viewing is advised on this lovely and well presented three bedroom mid terrace property located within this established residential area close to several local shops and accessing good road links. Creating an ideal first time property purchase this lovely home benefits from gas central heating and uPVC double glazing, with the accommodation on offer briefly comprising entrance hallway, bay fronted lounge, sitting/dining room, kitchen, landing, three bedrooms and a bathroom. Front garden providing useful off road parking for a couple of cars and then to the rear a pleasant sized garden.

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Entrance Hallway

uPVC decorative glazed entrance door to the front elevation with over head glazed panel. Central heating radiator. Laminate flooring. Staircase to the first floor with understairs storage.

Lounge

13' 2" into bay x 10' 11" (4.018m x 3.339m)
PLeasantly presented and having uPVC double glazed bay window to the front elevation. Central heating radiator.

Sitting/Dining Room

10' 2" x 16' 8" max (3.104m x 5.08m)
uPVC double glazed window to the rear elevation. Laminate flooring. Built in cupboards to either side of the chimney breast.

Kitchen

11' 0" x 7' 10" (3.360m x 2.393m)
Offering uPVC double glazed windows to the rear and side elevations along with side entry door. The kitchen offers a range of units with complementary breakfast bar and work surfacing with inset one and a half sink and drainer. Integrated oven and four ring gas hob. Splashback tiling. Down lighting to the ceiling.

First Floor Landing

Loft access to the ceiling.

Bedroom 1

11' 2" x 10' 6" (3.411m x 3.210m)
The larger of the three bedrooms is located to the front of the property and has a uPVC double glazed window to the front. Central heating radiator. Built in wardrobes.

Bedroom Two

10' 2" x 9' 9" (3.098m x 2.964m)
uPVC double glazed window to the rear elevation. Central heating radiator. Gas boiler located in a storage cupboard.

Bedroom Three

7' 1" x 5' 9" (2.158m x 1.750m)
uPVC double glazed window to the front elevation. Central heating radiator.

Bathroom

6' 6" x 5' 5" (1.986m x 1.654m)
uPVC double glazed window to the rear elevation. Equipped with a panelled bath with electric shower over, vanity wash hand basin and a close coupled w.c. Splashback tiling. Central heating radiator.

Front garden

To the front of the property the garden has been altered to create off road parking for two cars.

Rear Garden

A reasonable sized rear garden ideal for the family market.

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

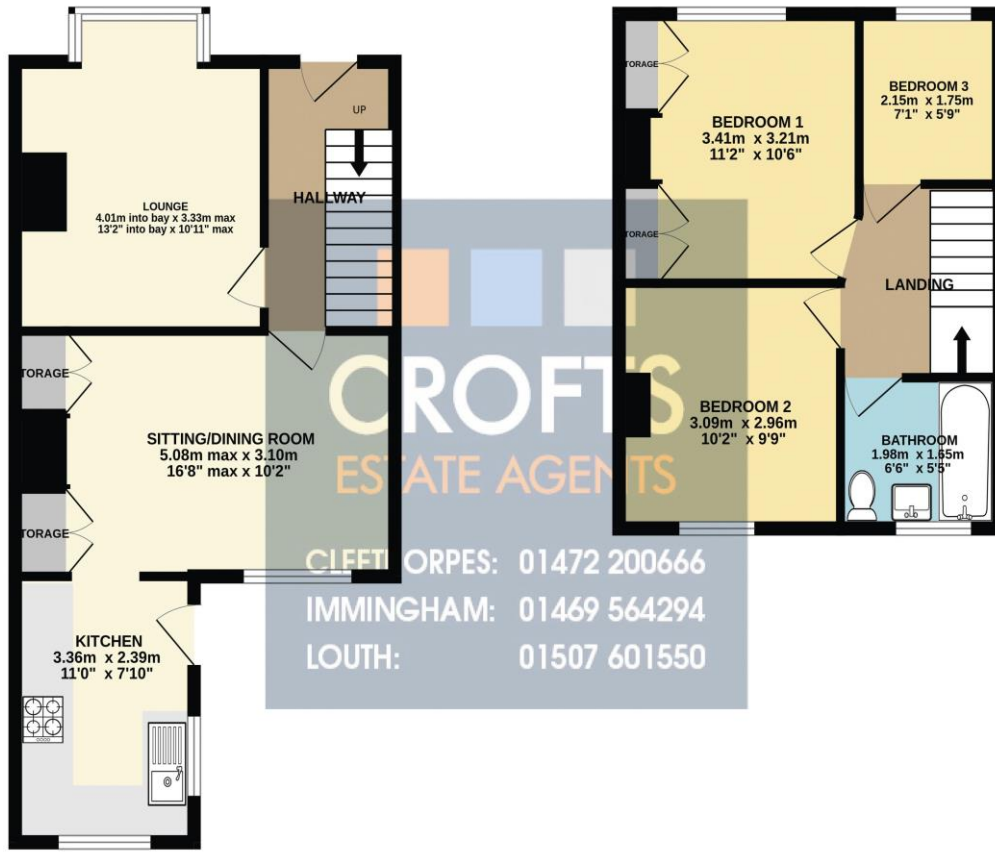
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
40.9 sq.m. (440 sq.ft.) approx.

1ST FLOOR
32.4 sq.m. (349 sq.ft.) approx.



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 LOUTH: 01507 601550

TOTAL FLOOR AREA: 73.3 sq.m. (789 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		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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