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



Spring Bank

Grimsby
DN34 4DA

Offers in the Region Of
£105,000

Located only a short distance from good transport into Grimsby via bus links is this well presented three bedroom mid terrace house. Also within good proximity of schooling and local amenities, this property makes the perfect first or second time purchase with a good layout and generously sized ground floor rooms. Briefly comprising entrance hall, spacious lounge, kitchen breakfast dining room to the ground floor, with two double bedrooms, one single bedroom and bathroom with shower over the bath to the first floor. Outside there is a low maintenance frontage with a smart low maintenance secure south facing rear garden at the back.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

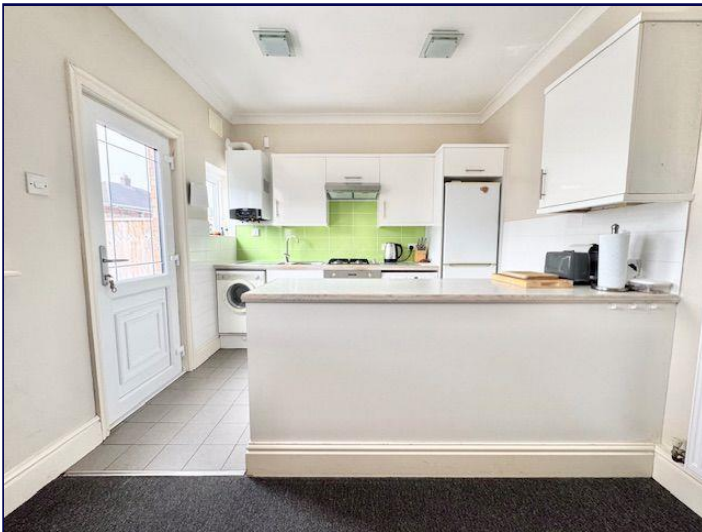
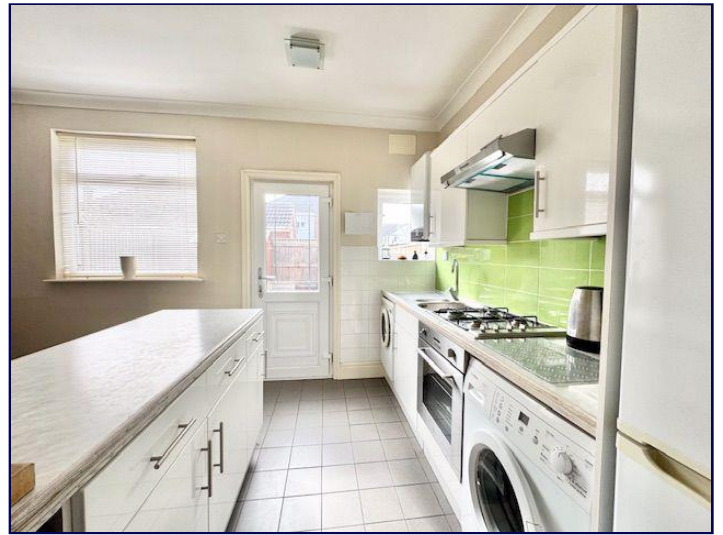
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Entrance hall

6' 5" x 2' 11" (1.96m x 0.89m)

With striped carpet, neutral decor, uPVC frosted front door, radiator and ceiling light.

Lounge

13' 9" x 13' 7" (4.18m x 4.13m)

A good sized lounge has half uPVC bay to the front with fitted blinds, beige carpet, neutral decor to coving, contemporary cream marble gas fire place and hearth, ceiling light and radiator.

Kitchen breakfast diner

9' 11" x 16' 3" (3.02m x 4.96m)

A spacious kitchen breakfast dining room has white wall and base units to one side with marble effect wood work tops and stainless steel one and a half sink drainer over. The kitchen area has integral electric oven grill, gas hob with extractor over with space for tall fridge freezer, washing machine and drier. The room has neutral decor with white and green splash back tiling, grey tiled kitchen area with grey carpet to the dining area, under stairs storage area, two uPVC windows and uPVC glazed door to the rear, radiator and ceiling lights.

Stairs and landing

With striped carpet, neutral decor to coving and ceiling light.

Bedroom One

13' 9" x 9' 9" (4.18m x 2.97m)

A large double bedroom has half uPVC bay to the front with blinds, beige carpet, neutral decor to coving, radiator, ceiling light and built in storage cupboard.

Bedroom Two

10' 1" x 10' 8" (3.07m x 3.24m)

A second double bedroom to the rear has neutral decor to coving, striped carpet, radiator, ceiling light and uPVC window with blind.

Bedroom Three

7' 11" x 6' 5" (2.41m x 1.95m)

A smaller single bedroom is currently used as a dressing room and has striped carpet, neutral decor, uPVC window to the front with blind, loft access, radiator and ceiling light.

Family Bathroom

5' 6" x 5' 7" (1.68m x 1.69m)

The bathroom has white three piece bathroom suite with shower over the bath, splash back white tiling to the walls, grey tiling to the floor, chrome towel radiator, frosted uPVC window, coving and ceiling light.

Front garden

A tidy low maintenance front garden is laid to concrete with wooden picket fence to the front and fence to the sides with metal gate to the front.

Rear garden

A low maintenance south facing rear garden has a concrete patio, gravel garden with crazy paved and slab path to the back gate and to the timber shed and gate to the alley way to the back.

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.

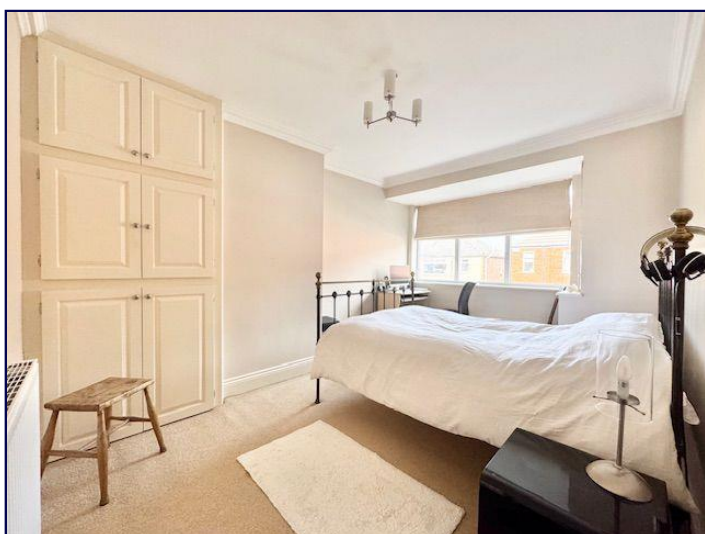
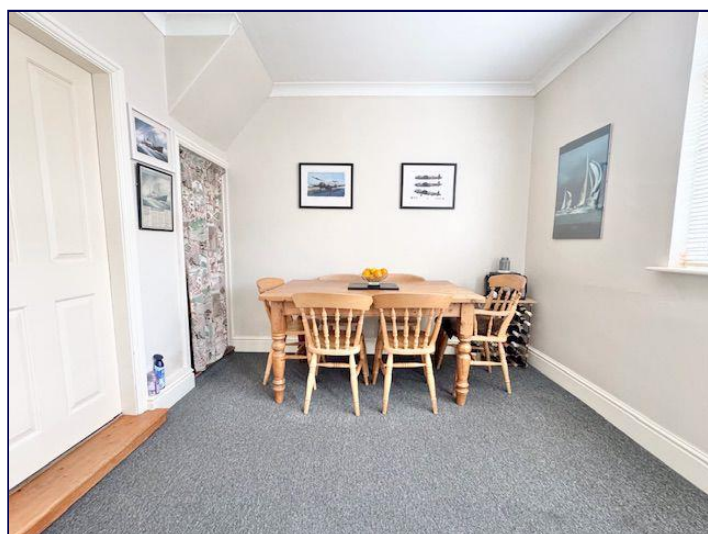
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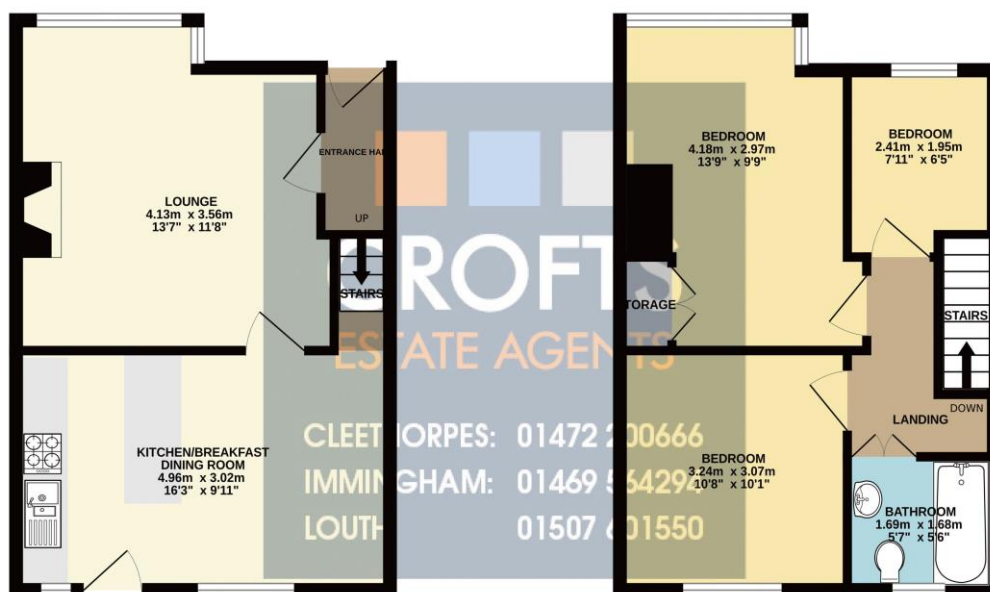
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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GROUND FLOOR
33.1 sq.m. (356 sq.ft.) approx.

1ST FLOOR
32.9 sq.m. (354 sq.ft.) approx.



TOTAL FLOOR AREA : 66.0 sq.m. (710 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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