



CROFTS ESTATE AGENTS

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



Alexandra Road

Grimsby
DN31 1RW

£69,950

Offered for sale with no forward chain on the vendors side, this three bedroom mid terrace could create an ideal first time or investment property purchase. Offering the benefits of gas central heating and uPVC double glazing, the property comes with the added bonus of gated access to the rear creating off road parking and a further parking space across the gate access. Internally the property comprises entrance porch, hallway, lounge/dining room, kitchen, lobby/cooking area, cloakroom, landing, wet room and three good sized bedrooms. Front and rear gardens. Viewing is advised.

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Entrance Porch

uPVC double glazed entry door to the front elevation. Inner door through to the hallway.

Hallway

Coving to the ceiling and staircase to the first floor. Central heating radiator. Staircase to the first floor.

Lounge

11' 11" plus bay x 9' 10" (3.644m x 2.985m)

uPVC double glazed bay window to the front elevation. Central heating radiator. Fire surround with gas connection point for a fire. Opens to dining room.

Dining Room

12' 2" x 10' 0" (3.709m x 3.052m)

uPVC double glazed window to the rear elevation. Central heating radiator. Fireplace with gas fire connection. The dining room then leads to the kitchen and also has an understairs storage cupboard.

Kitchen

11' 7" x 8' 6" (3.529m x 2.600m)

Offering uPVC double glazed window to the side elevation, the kitchen offers a good complement of fitted wall and base units with contrasting work surfacing which has inset stainless steel sink and drainer. Tiled flooring. Plumbing for a washing machine. Central heating radiator.

Lobby/Cooking Area

6' 4" x 5' 2" (1.918m x 1.580m)

uPVC double glazed window to the rear elevation and uPVC double glazed entry door to the side. Gas and electric cooker point. Door to the w.c.

W.C

6' 3" x 2' 11" (1.914m x 0.886m)

Fitted with a low level w.c and having uPVC double glazed window to the rear.

First Floor Landing

Loft access to the ceiling. Storage cupboard.

Bedroom One

11' 11" x 13' 2" (3.641m x 4.017m)

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

Bedroom Two

12' 2" x 7' 7" (3.721m x 2.304m)

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

Bedroom Three

12' 0" x 8' 7" (3.645m x 2.606m)

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

Wet room

5' 11" x 5' 8" (1.808m x 1.723m)

uPVC double glazed window to the side elevation. Wet room shower area with electric shower and also having w.c and wash hand basin. Central heating radiator. Tiled splashback.

Outside

The property comes with gardens to both the front and rear elevations, with the rear garden having gated access to the rear providing the ability for off road parking and also further street parking across the gated access.

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

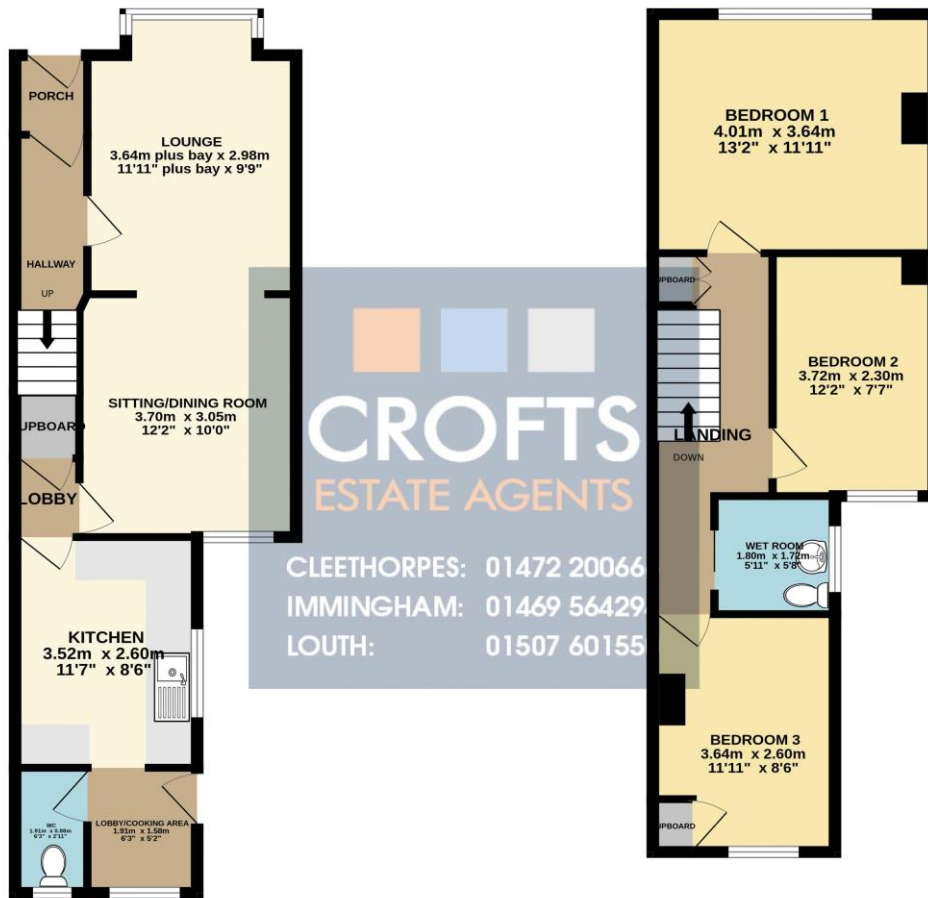
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
44.7 sq.m. (481 sq.ft.) approx.

1ST FLOOR
42.8 sq.m. (460 sq.ft.) approx.



TOTAL FLOOR AREA: 87.5 sq.m. (941 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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