



# CROFTS ESTATE AGENTS

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



St. Olafs Grove

Grimsby  
DN32 0HA

Offers in the Region Of  
£120,000

Coming to the market with NO FORWARD CHAIN is this well presented substantial three bedroom mid terrace house. Situated in a quiet Cul-de-sac location with permit parking if required, this property comes with generous room sizes and vacant possession. To the ground floor there are two large reception rooms plus an extended kitchen dining room, a generous entrance hall and porch then has stairs to the first floor where there are two large double bedrooms, single bedroom and recently renovated shower room. Outside to the front are low maintenance gardens with similar to the rear with extensive patio and paths plus garden shed. The property is set in a leafy part of Grimsby Town centre with easy access to amenities, transport links and local parks,

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#### Entrance Porch

2' 8" x 5' 1" (0.81m x 1.55m)

A small porch to the front of the house has frosted uPVC door and windows with tiled floor.

#### Entrance Hallway

16' 1" x 6' 0" (4.89m x 1.82m)

With salmon colour carpet, creamy pink decor the entrance hall has uPVC glazed door to the porch, under stairs storage, radiator and pendant light.

#### Lounge

12' 0" x 13' 8" (3.66m x 4.17m)

A spacious lounge opens into a large uPVC bay window with vertical blinds, cream decor to coving crimson colour carpet, dark wood fireplace with cream marble inset and hearth and gas fire, radiator and pendant light.

#### Second reception

12' 0" x 11' 9" (3.66m x 3.57m)

The rear reception room has wood laminate flooring, cream decor, cream fire surround, grey marble inset and hearth, gas fire, uPVC window to the rear with vertical blinds, radiator and pendant light.

#### Kitchen dining room

22' 5" x 7' 11" (6.84m x 2.41m)

The kitchen has a generous range of cream wall and base units to three sides with granite effect work tops and stainless sink drainer over. The room has white splash back tiling grey decor and cream tiled flooring. There are integral appliances including electric hob and extractor, electric oven grill with space for washing machine and tall fridge freezer. There are double uPVC French doors to the rear entrance, uPVC window to the front, space for dining table and chairs, radiator and two ceiling lights.

#### Rear porch

4' 11" x 2' 1" (1.50m x 0.63m)

uPVC French doors to the rear entrance lead to two more French doors and out to the garden.

#### Stairs and landing

Turning ninety degrees to the landing the stairs and landing have crimson colour carpet and same cream/pink decor and the entrance hall plus pendant light.

#### Bedroom One

12' 0" x 13' 9" (3.65m x 4.19m)

A large double room with uPVC window to the front with vertical blinds, wood laminate floor, cream decor, radiator, pendant light and built in wardrobes.

### Bedroom Two

12' 0" x 11' 8" (3.67m x 3.56m)

A second double room has pale blue decor, beige carpet, radiator, pendant light, uPVC window to the rear with vertical blinds plus built in storage.

### Bedroom Three

7' 10" x 7' 11" (2.38m x 2.41m)

The third bedroom is a single room with uPVC window and vertical blinds, cream carpet, blue and white decor, radiator and pendant light.

### Shower room

6' 0" x 5' 10" (1.84m x 1.78m)

A recently renovated shower room has corner shower cubicle, vanity sink, WC, grey speckled aqua boarded walls, chrome towel radiator, ceiling light and black and white mosaic effect vinyl floor.

### Rear Garden

The rear garden is low maintenance with extensive block paved patio area with same path leading to rear gate and garden shed with the rear garden having fence boundary to all sides.

### Front garden

The smartly presented front is low maintenance also with block paving laid to raised stone border with low wall and iron gate to the front.

### 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](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.

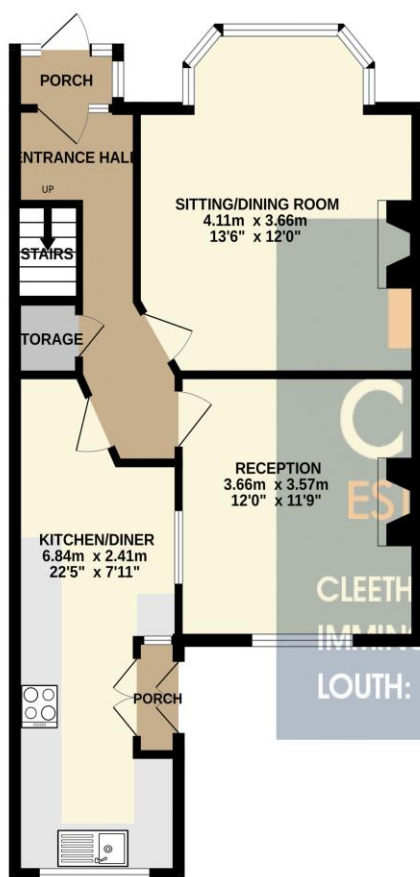
### Mortgage and Financial Advice

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

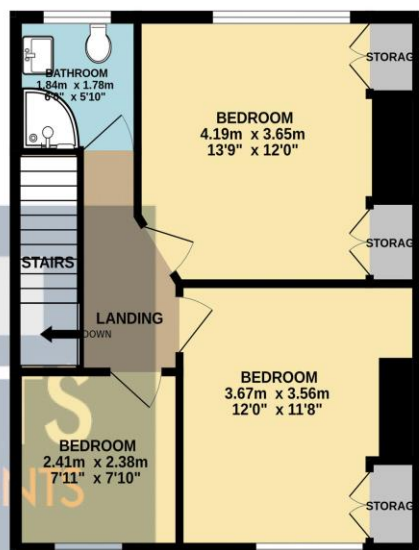
**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



GROUND FLOOR  
54.5 sq.m. (587 sq.ft.) approx.



1ST FLOOR  
42.3 sq.m. (456 sq.ft.) approx.



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TOTAL FLOOR AREA: 96.9 sq.m. (1043 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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