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



Wingate Road

Grimsby
DN37 9DU

£145,000

NO FORWARD CHAIN - This three bedroom semi-detached house creates an ideal opportunity for those taking that next step on the property ladder or even for today's first time buyers. Offering the benefits of gas central heating and uPVC double glazing, the property briefly comprises entrance hallway, lounge, well proportioned kitchen, landing, bathroom and three bedrooms. Established front and good sized rear garden which enjoys a sunny aspect. Driveway and detached garage/workshop. Viewing is highly advised.

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Entrance Hallway

Georgian styled entrance door to the front elevation. uPVC double glazed window to the side elevation. Central heating radiator. Staircase to the first floor.

Lounge

14' 5" x 11' 0" (4.400m x 3.355m)

uPVC double glazed window to the front elevation. Central heating radiator. Coving to the ceiling. Fireplace. Laminate flooring.

Kitchen Diner

10' 2" x 17' 2" (3.101m x 5.222m)

With two uPVC double glazed windows to the rear elevation and a side entry door, the kitchen runs across the width of the property. Offering a good complement of wall and base units along with roll edged work surfacing. Splashback tiling. Integrated oven and four ring electric hob. Inset one and a half sink and drainer. Ideal gas boiler. Plumbing for a washing machine. Storage cupboard. Tiled flooring.

First Floor Landing

uPVC double glazed window to the side elevation. Loft access. Central heating radiator.

Bathroom

5' 4" x 8' 2" (1.629m x 2.478m)

Fitted with a close coupled w.c, pedestal wash hand basin and a panelled bath with electric Triton shower over. Central heating radiator. Splashback tiling. Central heating radiator.

Bedroom One

11' 10" x 10' 0" (3.614m x 3.045m)

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

Bedroom Two

12' 11" x 10' 0" (3.926m x 3.037m) maximums

uPVC double glazed window to the rear elevation. Central heating radiator. Coving to the ceiling and dado rail to the walls.

Bedroom Three

7' 9" x 6' 11" (2.351m x 2.102m)

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

Outside

The property benefits from front and rear gardens, with the front garden having a lawned area complemented with established shrubs. Driveway creating ample off road parking. To the rear there is a good sized garden with lawn, shrubs, raised beds and a working garden area which has a couple of greenhouses which the

vendor is willing to leave behind or he can take away (larger greenhouse to be removed). Detached garage which is used for storage/workshop.

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

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.

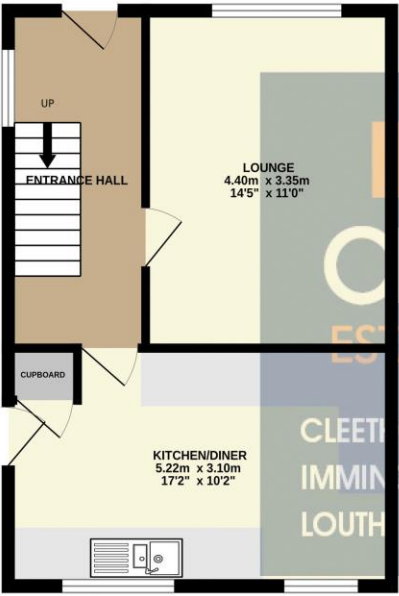
Mortgage and Financial Advice

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

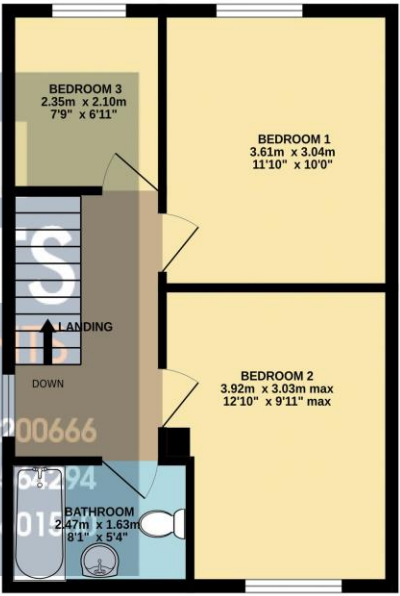
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
39.1 sq.m. (421 sq.ft.) approx.



1ST FLOOR
39.0 sq.m. (420 sq.ft.) approx.



TOTAL FLOOR AREA : 78.2 sq.m. (841 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	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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