



# CROFTS ESTATE AGENTS

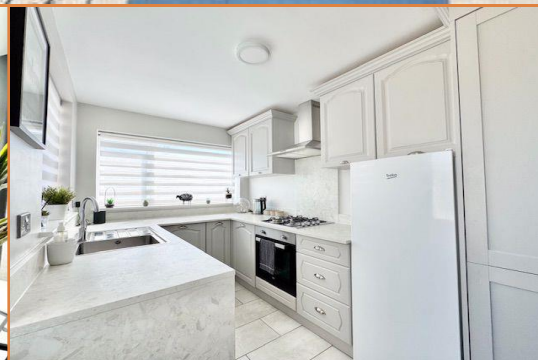
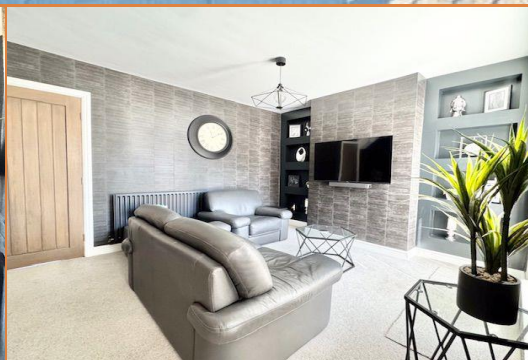
PASSIONATE ABOUT PROPERTY

CLEETHORPES  
01472 200666

IMMINGHAM  
01469 564294

LOUTH  
01507 601550

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



9 Grange Walk  
Grimsby  
DN34 4DX

£145,000

Coming to the market with NO FORWARD CHAIN is this immaculately presented THREE BEDROOM MID TERRACE HOUSE. Ideally located close to amenities, transport links and bus routes, this property has been improved and is ready to move into. Not only that, the owners are willing to include almost all of the furniture in the property if the offer is acceptable. The property briefly consists of a stunning modern kitchen, two separate reception rooms plus pantry, entrance hall, stairs and landing, two double bedrooms, on single bedroom and absolutely gorgeous modern recently added RICHARD SUTTON SHOWER ROOM. Outside the rear enjoys a sunny south eastern aspect which enjoys early and late sun with secure fencing and Pagoda with neat low maintenance frontage.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

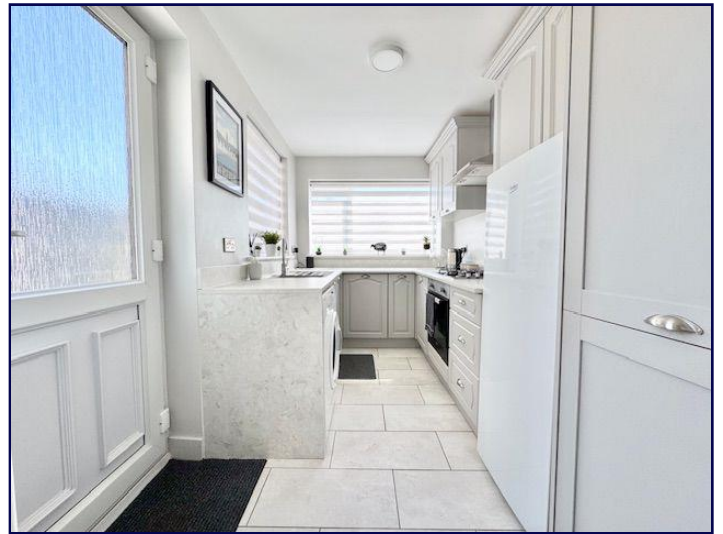
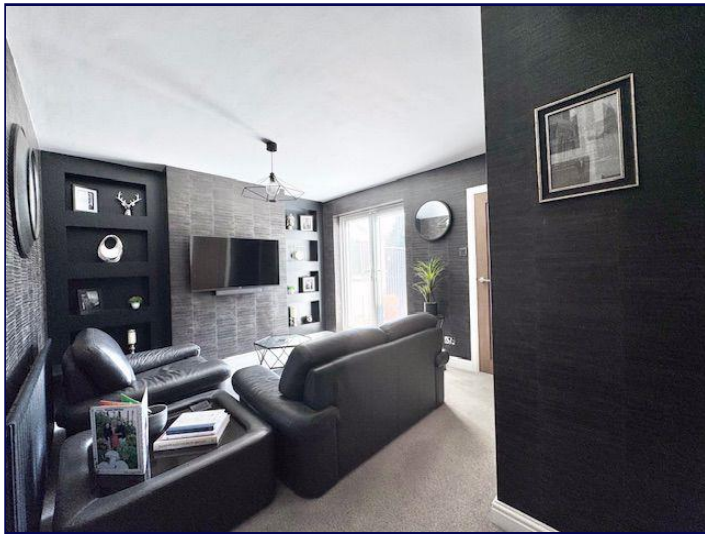
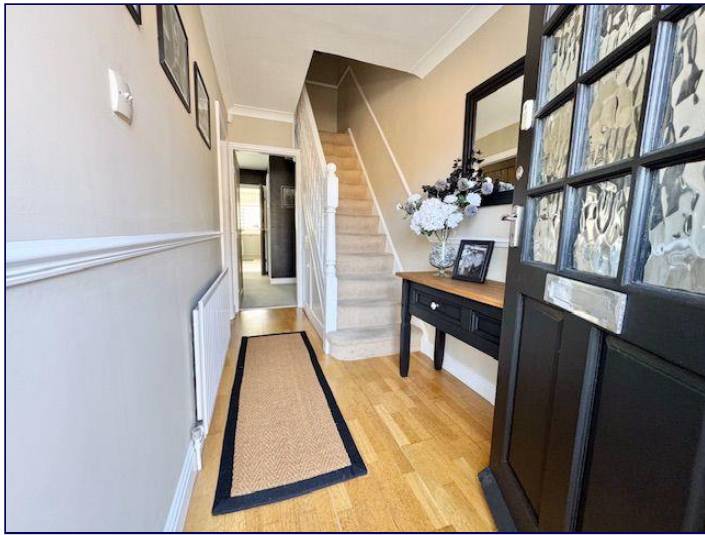
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#### Entrance hall

12' 0" x 5' 5" (3.66m x 1.65m)

The entrance has glazed wood door with uPVC window to the side, oak laminate flooring, neutral decor to coving, under stairs storage cupboard, radiator and ceiling light.

#### Lounge

12' 0" x 9' 10" (3.65m x 2.99m)

A stylish period room has uPVC bay window to the front, dark blue decor with wood paneling to the lower part and coving, open fire place with iron period surround, black tiled hearth, radiator, pendant light and oak laminate flooring.

#### Living room

11' 0" x 15' 7" (3.35m x 4.75m)

A large second reception room has uPVC French doors to the rear garden, grey decor, stone colour carpet, built in storage, pendant light, radiator and pantry.

#### Kitchen

11' 2" x 6' 8" (3.40m x 2.04m)

With grey wall and base units to three sides with marble effect splash backs, work tops and stainless steel sink over. Integral gas hob, extractor and oven grill, space for washing machine and tall fridge freezer, grey decor, grey tiled floor, ceiling light, uPVC frosted door and two uPVC windows and blinds.

#### Stairs and landing

With neutral carpet and decor with dado rail, pendant light and loft access.

#### Bedroom One

12' 0" x 9' 11" (3.66m x 3.02m)

Double bedroom to the front with some fitted wardrobes, neutral carpet, pale grey decor, radiator, uPVC window to the front with fitted blinds and pendant light.

#### Bedroom Two

11' 2" x 9' 11" (3.40m x 3.03m)

A second double bedroom has pale grey decor, neutral colour carpet, uPVC window to the rear with fitted blinds. radiator and pendant light.

#### Bedroom Three

7' 10" x 5' 5" (2.40m x 1.66m)

A smaller single bedroom is currently used as a walk in wardrobe with fixed hanging has neutral carpet and decor, uPVC window and blind, radiator and pendant light.

#### Shower Room

6' 11" x 7' 7" (2.11m x 2.30m)

A stunning Richard Sutton fitted shower room has fully tiled walls and floor, vanity sink, floating WC, low threshold shower tray with

glass shower screen, extractor, ceiling light, uPVC frosted window with blind and chrome towel radiator.

### **Rear garden**

A well presented landscaped rear garden has gravel to the back of the house with slab path to neat lawn with stepping stone path to rear gate, gravel patio areas with raised decking and pagoda to the rear corner of the garden. The garden has secure treated six foot plus timber fencing to all sides with lights around the pagoda and timber gate to the rear alley way.

### **Front garden**

A neat front garden has slab path from the gate to the front door with grey gravel low maintenance garden. There is low level timber fencing to all sides with iron gate to the pavement.





**Tenure**

Believed to be Freehold, awaiting solicitors' formal confirmation.  
All interested parties are advised to make their own enquiries.

**Services**

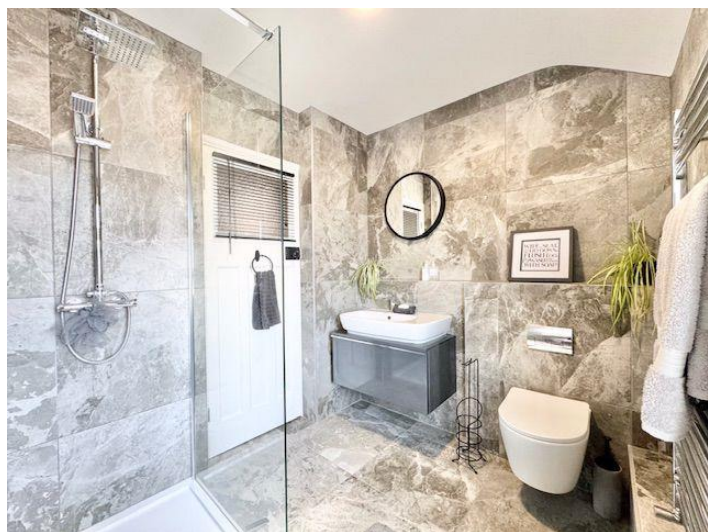
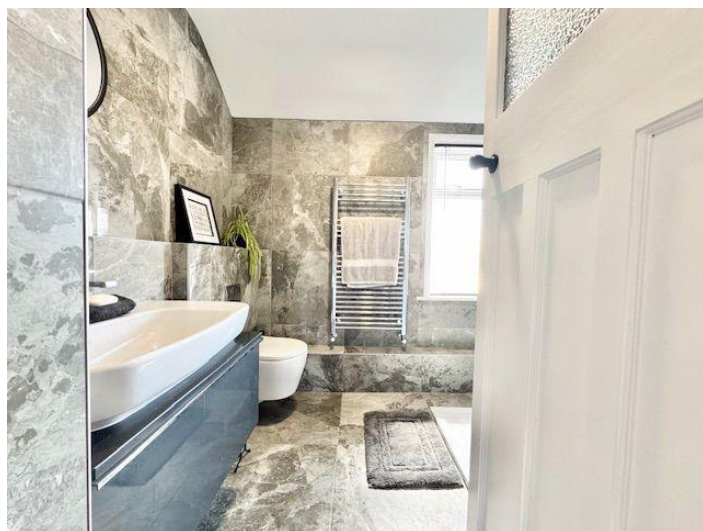
All mains services are understood to be connected, however  
Crofts have not inspected or tested any of the services or service  
installations & purchasers should rely on their own survey.

**Viewings**

Please contact the relevant marketing office and 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)





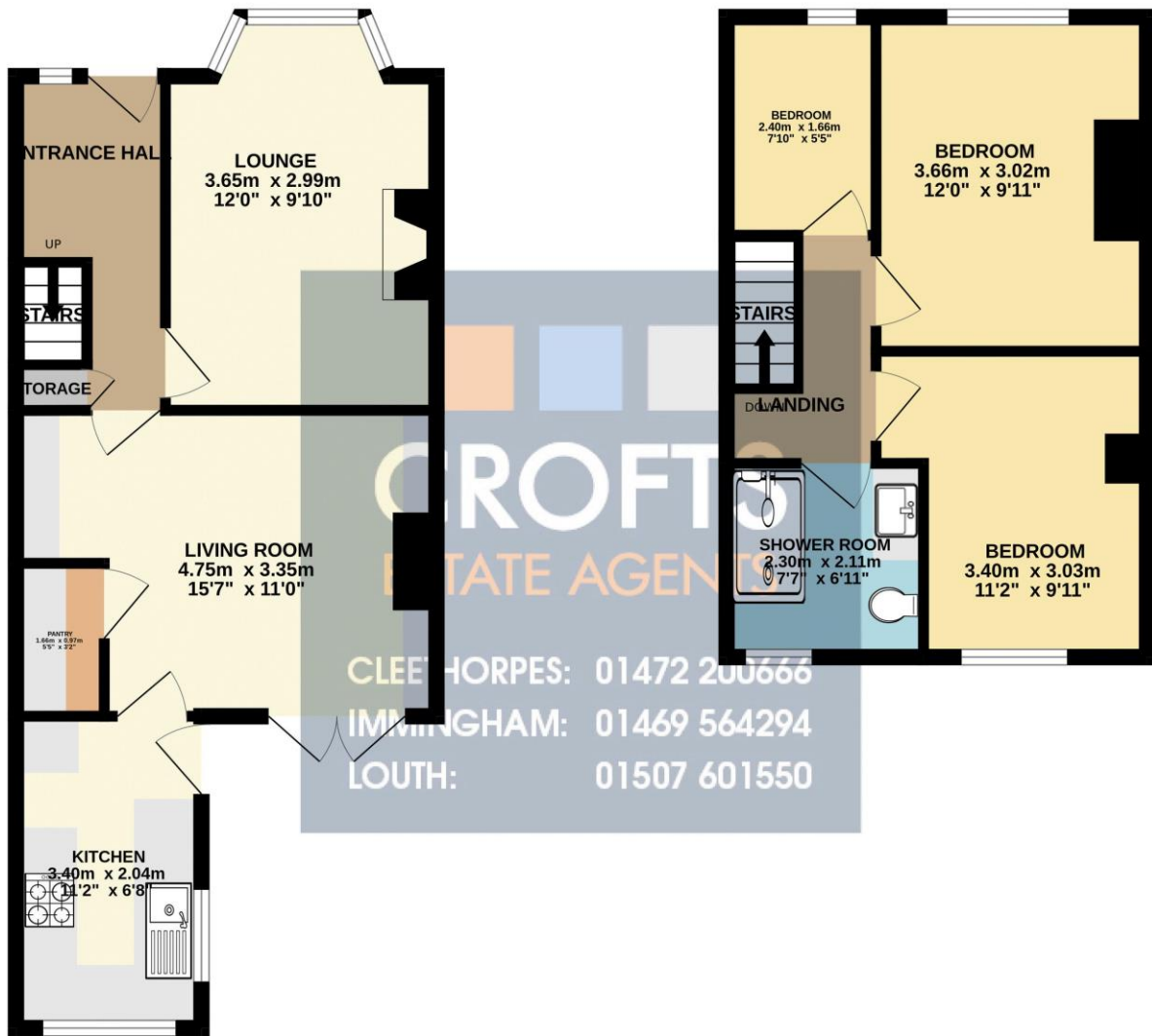
OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)



GROUND FLOOR  
39.4 sq.m. (424 sq.ft.) approx.

1ST FLOOR  
31.5 sq.m. (339 sq.ft.) approx.



TOTAL FLOOR AREA : 70.9 sq.m. (763 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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