



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



77 Chelmsford Avenue
Grimsby
DN34 4SE

Offers in the Region Of
£139,950

Immaculate Mid-Terrace Gem with No Forward Chain! This beautifully presented 3 BED MID TERRACE HOUSE is perfectly situated on a busy route, close to local amenities and just a twenty-minute walk from the town centre. With off-road parking and a well-manicured back garden, this property offers a convenient and peaceful living space. The property boasts a good-sized rear extension, featuring a modern open plan kitchen living space with sleek work surfaces and integrated appliances. The first-floor shower room has been recently completed, while a ground floor cloakroom and utility room offer extra storage, practicality and convenience. With NO FORWARD CHAIN, this property is available to purchase immediately, making it an ideal opportunity for first-time buyers, families, or investors. The immaculate interior and exterior presentation make this property a must-see. Contact us today to arrange a viewing and make this house your dream home!

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 :

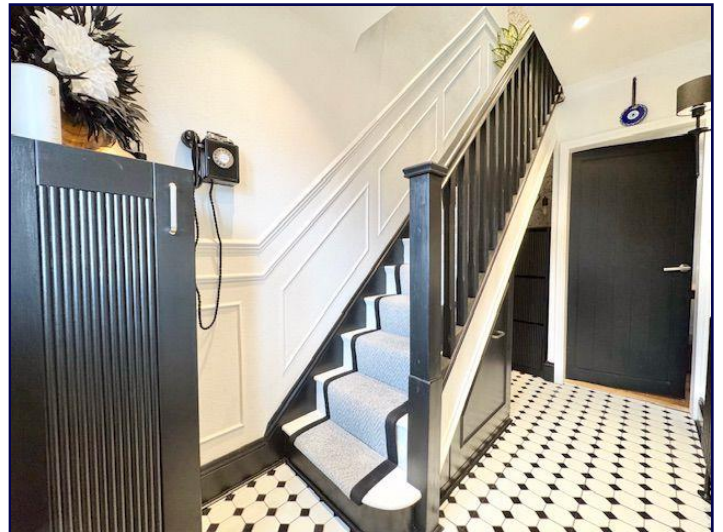
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Entrance hall

10' 0" x 5' 4" (3.04m x 1.62m)

A stunning and impressive entrance hall has white decor with feature wall, coving and panelled wall effect to the lower walls. The flooring is a tile effect black and white vinyl floor, radiator, uPVC composite frosted front door, under stairs storage with hanging for jackets also and seven down lights.

Lounge

9' 11" x 10' 0" (3.03m x 3.05m)

The lounge is open plan to the dining room and has wood laminate flooring, white decor with a feature wall to coving, uPVC bay window with fitted blinds, open fireplace with inset log burner, slate tiled chimney breast and black tiled hearth, the room has radiator and pendant light.

Dining Room

10' 8" x 15' 9" (3.25m x 4.80m)

Open plan to the lounge the dining room has wood laminate too, with white decor and two feature walls to coving, radiator with cover and pendant light. Hidden sliding doors lead to the kitchen living room

Kitchen living room

14' 1" x 14' 2" (4.30m x 4.33m)

A sleek looking champagne colour high glass kitchen has wood effect work tops and splash back returns over with over sized sink

drainer. There is an integral induction hob with modern glass black extractor over, dishwasher and oven grill with space for a tall fridge freezer. The room has two sky lights, wood effect tiled flooring, pop up sockets, instant hot tap, white decor, three pendant lights uPVC glazed door and window to the rear garden, radiator with cover and a feature decorated wall.

Utility room

6' 4" x 5' 7" (1.94m x 1.70m)

Coming off the kitchen as part of the extension is a utility which has green painted cupboards with marble effect work top over, green tiled floor, green decor to coving with wood paneling to the lower part of the wall. There is space and plumbing for both washing machine and dryer and four down lights.

Cloakroom

2' 7" x 5' 7" (0.78m x 1.70m)

The cloakroom is off the utility room and has white WC with vanity sink, wood panel walls with complimentary decor over, frosted uPVC window, coving, wood laminate flooring and down light.

Stairs and landing

The stairs and landing have grey carpet, wood panel effect to the lower walls, white decor with feature wall, three down lights and loft access with pull down ladders.

Bedroom One

10' 1" x 10' 0" (3.08m x 3.06m)

With wood laminate flooring, white decor with feather wall, uPVC window to the front, ceiling light, coving and radiator with cover.

Bedroom Two

11' 0" x 9' 5" (3.35m x 2.87m)

The largest bedroom has grey decor with feature wall, grey carpet, uPVC window to the rear with blind, pendant light and coving.

Bedroom Three

7' 7" x 6' 0" (2.32m x 1.83m)

A single bedroom has uPVC window to the rear, white decor with feature wall, wood laminate flooring, radiator and ceiling light.

Shower room

5' 6" x 5' 5" (1.67m x 1.66m)

A modern attractive shower room has enclosed corner quarter shower with marble effect aqua boarded walls, vanity sink and matching white WC, frosted uPVC window to the front, black towel radiator, extractor, ceiling light grey wood paneling to the lower walls with decor over and grey wood effect vinyl flooring.

Front garden

The front garden is laid to concrete to create parking for one car with open front to the driveway.

Rear garden

The rear garden is well presented with an easterly aspect. A slab path and pathway leads from the house past some small sheds and well stocked soil border to a centrally paced rear decking area. After the more well presented borders lead to a lower concrete path that leads to the large rear shed and service area. A small shed to the side has three water butts which have a powered pump leading to a hose fixed to the shed that can be used to water the lawn. the garden has good conditioned timber fencing and rear gate that gives access 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.

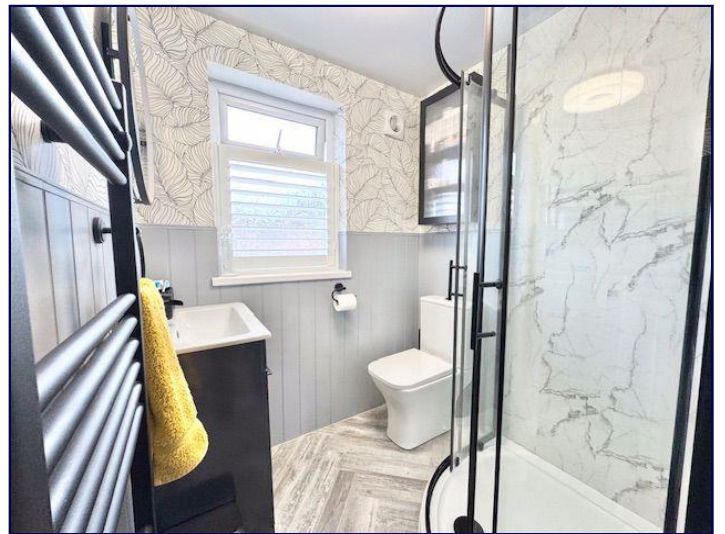
Viewings

Please contact the relevant marketing office 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

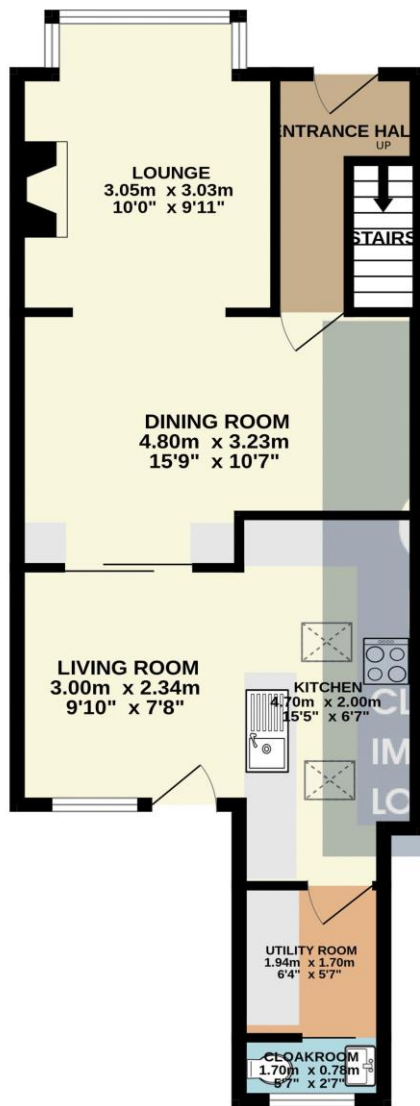




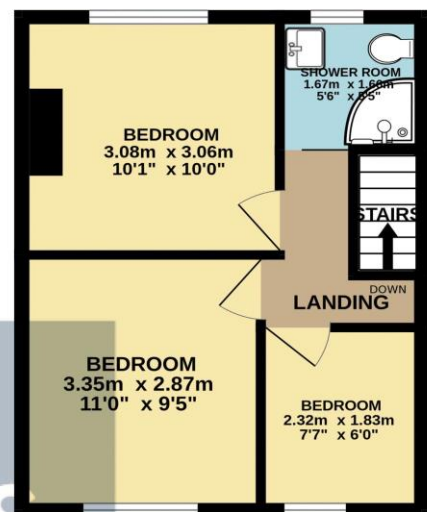
OPEN 7 DAYS A WEEK

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
51.2 sq.m. (551 sq.ft.) approx.



1ST FLOOR
29.1 sq.m. (313 sq.ft.) approx.



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TOTAL FLOOR AREA : 80.2 sq.m. (864 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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