



# CROFTS ESTATE AGENTS

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



53 Cheshire Walk  
Grimsby  
DN37 9AP

Offers in the Region Of  
£118,000

Coming to the market with NO FORWARD CHAIN is this extended three bedroom mid terrace house. Briefly comprising spacious entrance hall, cloakroom, extended kitchen, utility room, open plan lounge dining room to the ground floor, upstairs the property also has three bedrooms which all fit double beds and bathroom with shower over bath. The property currently benefits from the use of a rented garage to the very rear of the property which could be passed on to the new owners which provides excellent convenience. The property is close to schools, bus routes and amenities and provides the perfect first or second time buy or potential buy to let with rents coming in at approximately £650 PCM for this type of property.

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#### Entrance hall

12' 6" x 7' 7" (3.80m x 2.32m)

A good sized entrance hall has cream tiled floor, white decor, uPVC frosted front door, dado rail, under stairs storage and two ceiling lights.

#### Cloakroom

4' 7" x 4' 2" (1.40m x 1.28m)

The cloakroom has WC and vanity sink, cream tiled floor, grey tiled walls, two frosted uPVC windows, coving and ceiling light.

#### Lounge

12' 1" x 11' 11" (3.69m x 3.62m)

The room is open plan to the dining area and is split into two parts which would traditionally be used with the feature brick fireplace in the lounge with wood laminate flooring, uPVC floating bay window to the front with fitted blinds, radiator, white decor with feature wall and pendant light.

#### Dining room

11' 1" x 9' 10" (3.37m x 3.00m)

The dining room would fit nicely into the end next to the uPVC French doors to the back garden, the area shares the same decor and flooring as the lounge area.

#### Kitchen

17' 3" x 9' 7" (5.25m x 2.91m)

The kitchen benefits from the rear extension and has light wood units to all sides of the room with integral Range cooker and dish washer, ceramic white sink and space for tall American fridge freezer. The room has tiled floor, cream decor, radiator, two uPVC windows and ten down lights

#### Utility room

8' 8" x 4' 1" (2.65m x 1.24m)

The utility room offers extra additional space and is furnished with more light wood wall and base units with work top over, uPVC window and uPVC frosted door to the rear.

#### Stairs and landing

The stairs and landing has grey carpet, white decor with dado rail, storage cupboard, ceiling light and loft access.

#### Bedroom One

11' 10" x 10' 9" (3.60m x 3.28m)

The main bedroom has grey decor, grey carpet, uPVC window to the front, coving, pendant light, radiator and built in storage cupboards.

**Bedroom Two**

9' 3" x 12' 10" (2.82m x 3.90m)

A second double bedroom has uPVC window to the rear, cream walls, grey carpet, radiator, pendant light, coving and built in storage.

**Bedroom Three**

8' 9" x 8' 11" (2.66m x 2.73m)

A third room is a good size and can hold a double bed and has uPVC window to the front, blue decor, blue carpet, ceiling light and radiator.

**Family Bathroom**

6' 10" x 6' 10" (2.08m x 2.09m)

The bathroom has three piece white suite with shower over the bath, black and white tiled splash back tiling, chrome towel radiator, uPVC frosted window, radiator and ceiling light.

**Front garden**

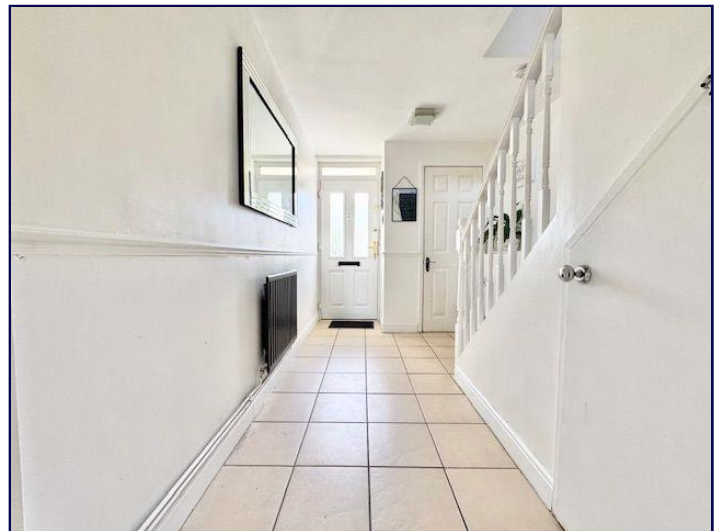
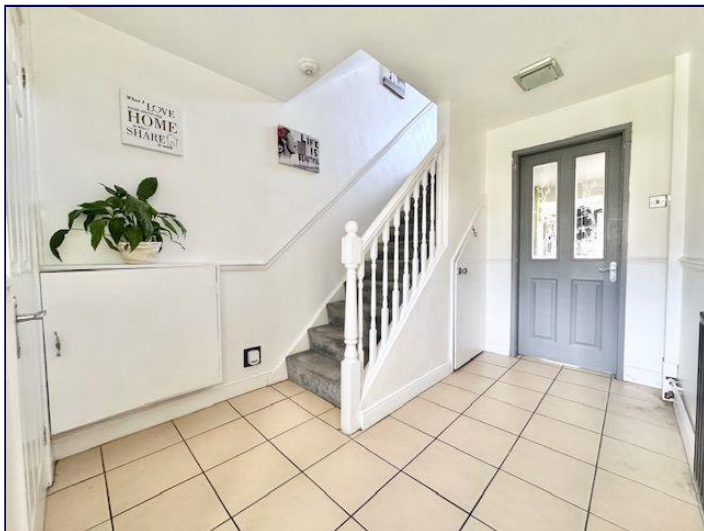
A small front garden has slab and block paved path to the front door with small lawn area and mature planting. The garden has timber fencing and iron gate to the pathway.

**Rear garden**

A low maintenance rear garden has slab and block paved patio with timber shed to the bottom of the garden. There is tall timber fencing to all sides with timber gate to the rear and on to the garage area

**Garage**

The current owners rent a garage out behind the property for approximately £50 PCM and it is assumed that this arrange could be passed to the new owners.



**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)



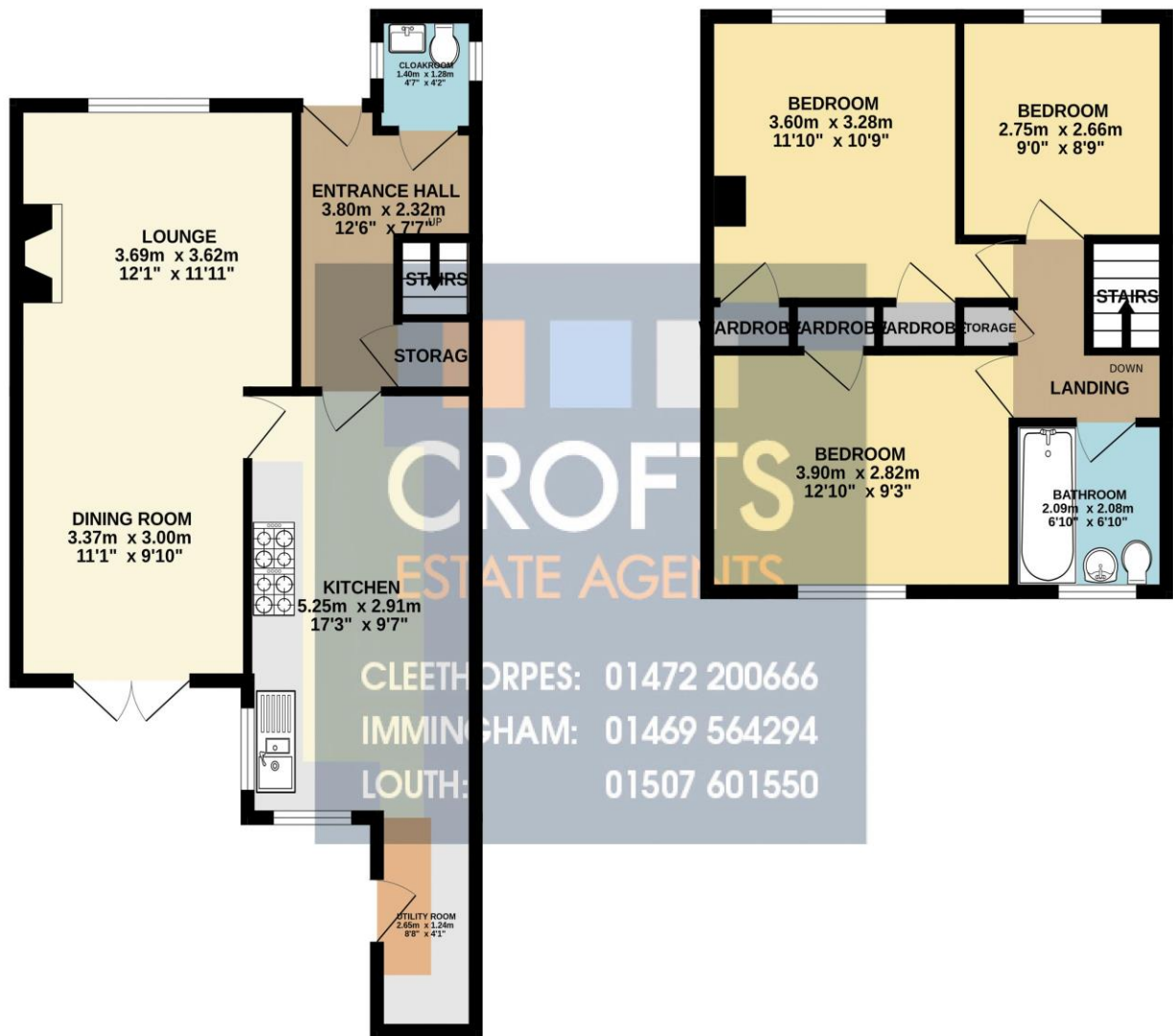


OPEN 7 DAYS A WEEK

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

1ST FLOOR  
41.8 sq.m. (450 sq.ft.) approx.



TOTAL FLOOR AREA: 93.0 sq.m. (1001 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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