



CROFTS ESTATE AGENTS

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



Patrick Street

Grimsby
DN32 9NT

Offers in the Region Of
£112,500

Offered for sale with no forward chain on the vendor's side, Crofts Estate Agents are delighted to present to the market this well-proportioned and tastefully presented three-bedroom mid-terrace property. Recently redecorated and partially refurbished, this home offers a welcoming and move-in-ready living space, ideal for first-time buyers. Benefiting from gas central heating and uPVC double glazing, the accommodation comprises an entrance porch, hallway, spacious lounge, and an ample sized open-plan kitchen/dining/living area. The first floor features a landing, three generously sized double bedrooms, and a shower room. Externally, the property boasts gardens to both the front and rear, with the rear garden enjoying a sunny aspect—perfect for outdoor relaxation. Early viewing is highly recommended to fully appreciate the quality and potential of this charming home.

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Entrance Porch

uPVC double glazed entrance door to the front elevation. Dado rail to the walls. Inner door to the hallway.

Hallway

Central heating radiator. Laminate flooring. Dado rail to the walls and coving to the ceiling. Staircase to the first floor.

Lounge/Diner

27' 4" into bay x 10' 5" min (8.319m x 3.185m)

This spacious lounge diner has a uPVC double glazed bay window to the front elevation and a uPVC double glazed window to the rear. Pleasantly presented and having dado rail and picture rail. Electric fire with surround. Central heating radiators. Down lighting to the ceiling. Newly fitted carpets.

Kitchen/Diner

29' 0" x 8' 9" (8.848m x 2.664m) maximums

A spacious kitchen diner/living space which is equipped with an excellent array of fitted base units with contrasting work surfacing with inset one and a half sink and drainer. Integrated oven and four ring gas hob with stainless steel wall splashback guard. Plumbing for a washing machine. Worcester gas boiler. Central heating radiator. Two uPVC double glazed window to the side elevation

and French doors to the rear. Ample space to accommodate table and chairs.

First Floor Landing

Dado rail to the walls. Fitted storage cupboard. Newly fitted carpets.

Bedroom One

11' 5" x 13' 11" (3.487m x 4.248m)

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

Bedroom Two

13' 3" x 8' 11" (4.038m x 2.720m)

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

Shower Room

7' 2" x 5' 9" (2.192m x 1.765m)

uPVC double glazed window to the side elevation. Fitted with a pedestal wash hand basin, close coupled w.c and a corner shower cubicle with electric shower. Splashback tiling. Central heating radiator.

Bedroom Three

9' 0" x 8' 6" (2.752m x 2.600m)

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

Outside

This lovely home has gardens to the front and rear elevations, with the rear garden being well presented and enjoying a sunny facing aspect and having the bonus of a brick built shed.

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

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.

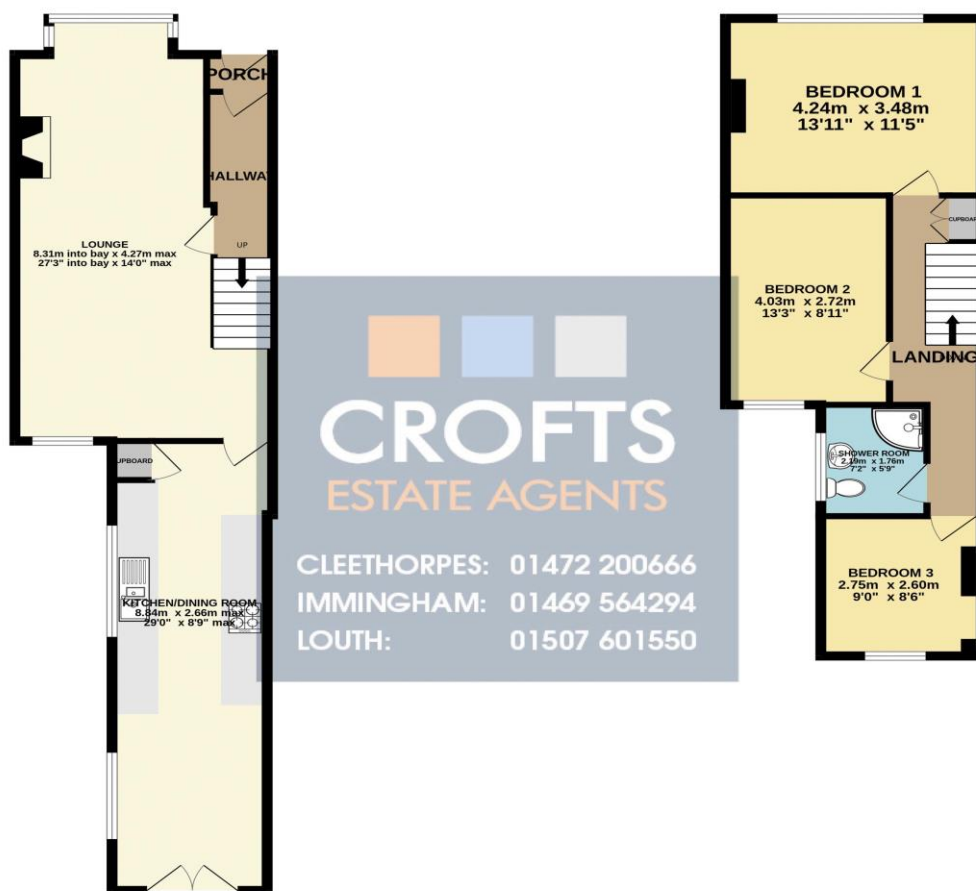
Mortgage and Financial Advice

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



GROUND FLOOR
56.2 sq.m. (604 sq.ft.) approx.

1ST FLOOR
44.8 sq.m. (482 sq.ft.) approx.



TOTAL FLOOR AREA: 100.9 sq.m. (1086 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		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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