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



Baroness Road

Grimsby
DN34 4DP

Offers in the Region Of
£115,000

Early Viewing Highly Recommended – Beautifully Presented Three-Bedroom Mid-Terrace Home This beautifully presented three-bedroom mid-terrace property offers an ideal purchase for a wide range of buyers, whether you're a first-time buyer or an investor. Offered for sale with no forward chain on the vendor's side, it provides a fantastic opportunity for a straightforward and stress-free move. The property benefits from gas central heating and uPVC double glazed windows, ensuring both comfort and energy efficiency. Internally, the accommodation briefly comprises an inviting entrance hallway, a spacious dining room, a comfortable living room, a modern kitchen, a first-floor landing, a family bathroom, and three well-proportioned bedrooms. Outside, the home is complemented by front and rear gardens, providing pleasant outdoor space for relaxation or entertaining and the ability for off road parking to the front. This is a wonderful home in excellent condition, and early viewing is highly advised to fully appreciate everything it has to offer.

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Entrance Hallway

Entry door and window to the front elevation. Staircase leading to the first floor.

Dining Room

11' 4" plus bay x 10' 0" (3.455m x 3.038m)

The first of the reception rooms is currently used as a dining room, but could equally be used as a living room for those wishing to do so. uPVC double glazed bay window to the front elevation. Pleasantly presented and having picture rail to the walls. Two central heating radiators. Feature gas fire and surround.

Living Room

11' 9" x 15' 10" (3.577m x 4.824m)

uPVC double glazed window to the rear elevation. Central heating radiator. Picture rail to the walls. Laminate flooring.

Kitchen

12' 7" x 8' 3" (3.846m x 2.509m)

With uPVC double glazed window to the rear elevation and double glazed entry door and window to the side. Fitted with a range of wall and base units with contrasting roll edged work surfacing with inset one and a half sink and drainer. Splashback tiling. Integrated oven and four ring gas hob with chimney extractor over. Plumbing and space for a washing machine and dryer. Under lighting to the wall units. Wall mounted gas boiler. Central heating radiator.

First Floor Landing

Coving to the ceiling and dado rail to the walls.

Bedroom One

11' 5" x 9' 11" (3.468m x 3.031m)

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

Bedroom Two

11' 9" x 9' 4" (3.583m x 2.847m)

With picture rail to the walls and having central heating radiator. uPVC double glazed window to the rear elevation.

Bedroom Three

8' 0" x 6' 3" (2.426m x 1.897m)

uPVC double glazed window to the rear elevation. Dado rail to the walls. Loft access. Central heating radiator.

Bathroom

7' 9" x 5' 3" (2.372m x 1.599m)

With uPVC double glazed window to the front elevation, the bathroom is fitted with a panelled bath with screen and electric shower over, pedestal wash hand basin and a close coupled w.c. Splashback tiling. Chrome effect central heating towel radiator. Storage cupboard located over the stairwell.

Outside

The property benefits from front and rear gardens, with the rear garden having a wall and fenced perimeter with rear gated access. Lawn and patio areas. To the front the property offers the ability for off road parking.

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

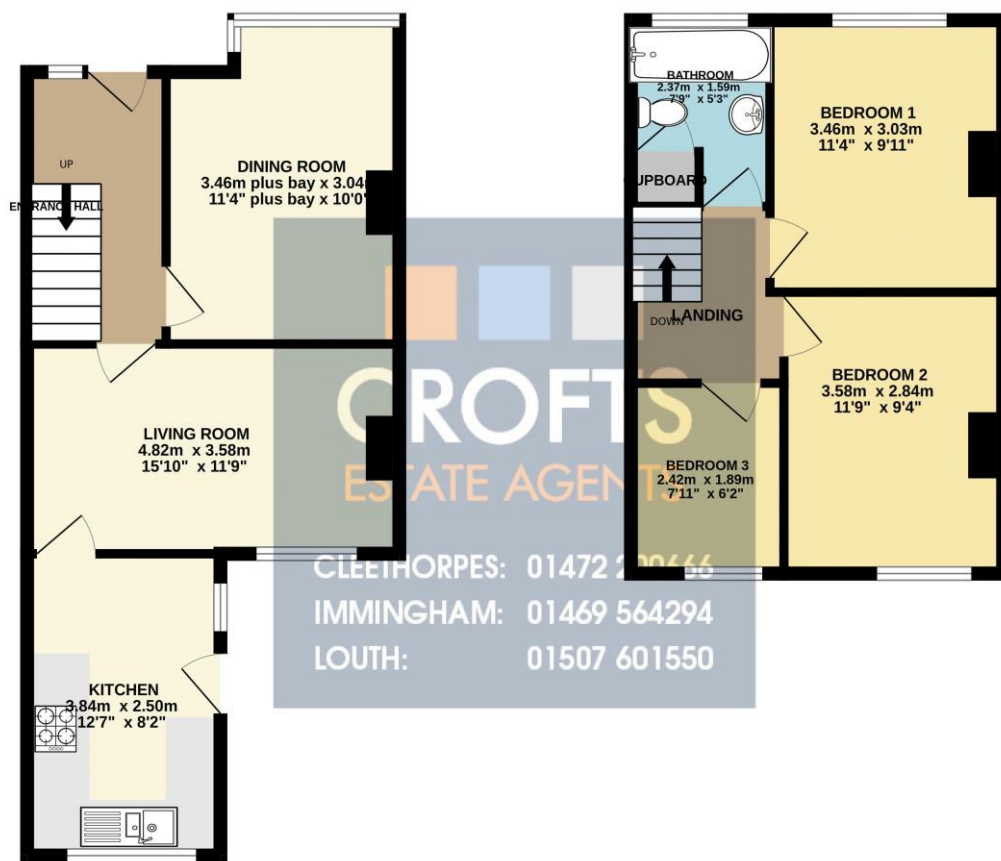
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
40.0 sq.m. (431 sq.ft.) approx.

1ST FLOOR
33.3 sq.m. (359 sq.ft.) approx.



TOTAL FLOOR AREA: 73.3 sq.m. (789 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		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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