



CROFTS ESTATE AGENTS

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



Edward Street

Grimsby
DN32 9HL

£57,950

Crofts estate agents are delighted to offer for sale with NO FORWARD CHAIN this mid terrace property which is located near to Grimsby town centre. Ideal for a first time buyer or developer, this property requires a scheme of modernisation and comes with viewing highly advised. Nearby there are a wide variety of local amenities, schools and good bus links and internal viewing will reveal the entrance hall, lounge-diner, kitchen and bathroom to the ground floor. With three double bedrooms to the first floor. Externally there are garden to front and rear.

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Entrance Hall

Entering through the entrance porch reveals a carpeted floor.

Lounge/Diner

26' 2" x 10' 1" (7.97m x 3.07m widest point)

The lounge-diner has dual aspect windows to the front and rear elevation, a carpeted floor and two gas fires.

Kitchen

12' 10" x 7' 8" (3.92m x 2.33m)

The kitchen has a window to the side elevation and a range of fitted units with a one and a half sink and drainer, plumbing for a dish washer and an electric oven, combi microwave and a gas hob with an extractor over.

Lobby

3' 1" x 6' 11" (0.95m x 2.12m)

With a door to the side elevation into the lean to.

First Floor Landing

The first floor landing has access to the loft, a fitted cupboard and a carpeted floor.

Bedroom One

11' 11" x 13' 1" (3.64m x 4.00m)

Bedroom one has a window to the front elevation, an electric wall mounted radiator and a carpeted floor.

Bedroom Two

13' 10" x 7' 10" (4.21m x 2.38m)

Bedroom two has a window to the rear elevation, an electric wall mounted radiator and a carpeted floor.

Bedroom Three

12' 6" x 7' 10" (3.81m x 2.38m)

Bedroom three has a window to the rear elevation and a carpeted floor.

Lean to

15' 5" x 4' 8" (4.69m x 1.43m)

Accessed off the lobby with gates to front and rear providing access to the garden.

Outside

With a low maintenance front garden accessed through a gate. The rear garden has a patio area ideal for alfresco dining, a lawn and established shrubs.

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

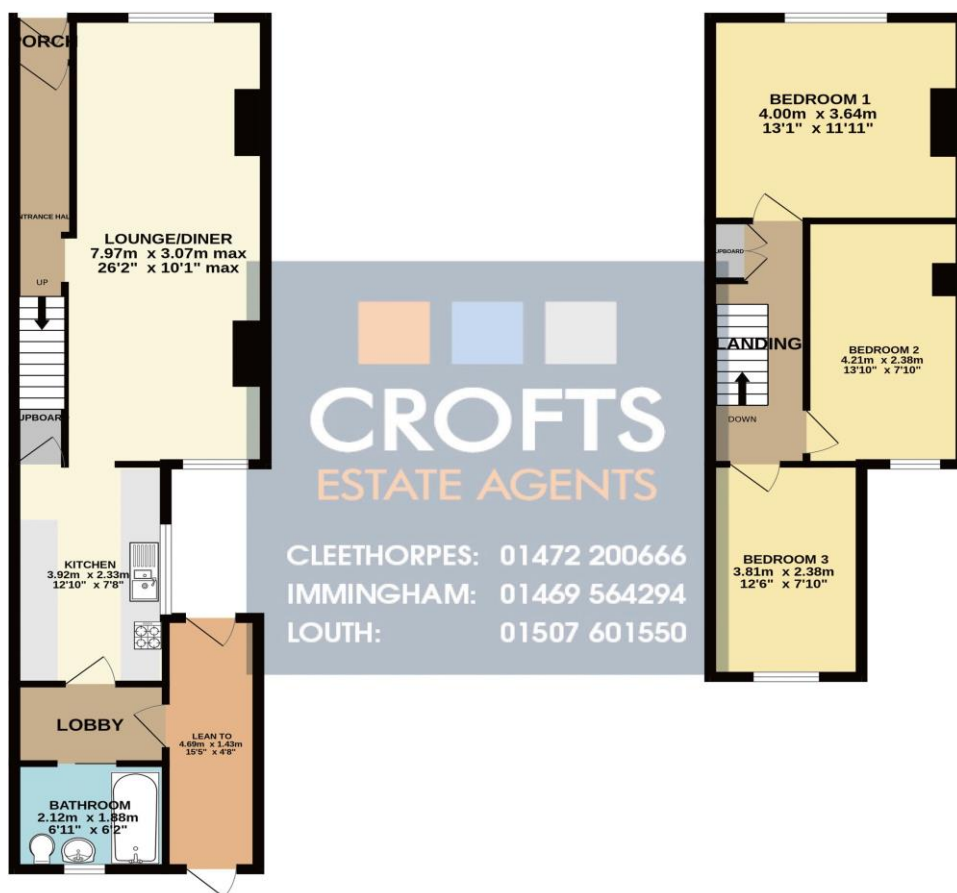
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Tenure



GROUND FLOOR
52.9 sq.m. (569 sq.ft.) approx.

1ST FLOOR
38.8 sq.m. (418 sq.ft.) approx.



TOTAL FLOOR AREA: 91.7 sq.m. (987 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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