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



Melrose Way

Grimsby
DN37 9HZ

Offers in the Region Of
£110,000

NON STANDARD CONSTRUCTION - This stylish and modern three-bedroom end terrace property, located on the ever-popular Melrose Way in Grimsby, offers spacious living with a modern finish throughout. Ideal for first-time buyers, families, or those looking to downsize without compromising on comfort or quality. Internally, the home features a bright and welcoming lounge-diner, a sleek open-plan kitchen with modern units and integrated appliances, and a convenient downstairs WC/utility. Upstairs offers three well-proportioned bedrooms, all tastefully decorated in neutral tones, along with a modern family bathroom. Externally, the property benefits from a spacious rear garden that has been thoughtfully designed for low maintenance, providing a perfect space for entertaining, relaxing, or letting children play. The end-terrace position also affords a greater sense of privacy and additional outside space. Situated close to local

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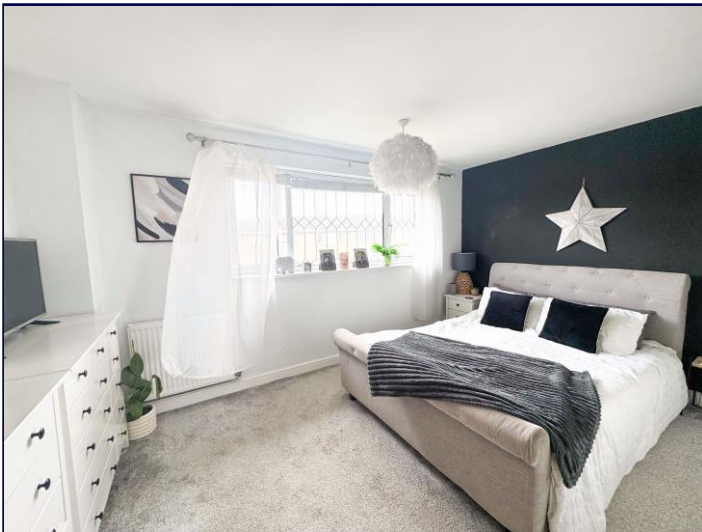
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Entrance Hall

Entering the property reveals a radiator and laminate flooring.

WC/Utility

4' 9" x 6' 10" (1.46m x 2.09m)

With an opaque window to the front elevation, laminate flooring, a WC and basin. There is also plumbing for a washing machine and space for a dryer.

Kitchen

8' 10" x 12' 10" (2.68m x 3.90m)

The kitchen has French doors to the rear elevation, a radiator and laminate flooring. There is also a modern fitted kitchen installed in 2024 with a ceramic one and a half sink and drainer, a dish washer, electric oven and induction hob.

Lounge/Diner

19' 8" x 10' 9" (5.99m x 3.28m)

The lounge-diner has dual aspect windows to the front and rear elevation, coving to the ceiling, two radiators and laminate flooring.

First Floor Landing

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

Bedroom One

10' 8" x 13' 10" (3.24m x 4.21m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor.

Bedroom Two

8' 11" x 13' 10" (2.71m x 4.21m)

Bedroom two has a window to the rear elevation, a radiator and laminate flooring.

Bedroom Three

8' 10" x 9' 11" (2.70m x 3.02m)

Bedroom three has a window to the rear elevation, a radiator and laminate flooring.

Bathroom

4' 7" x 9' 11" (1.39m x 3.03m)

The bathroom has an opaque window to the front elevation, radiator and vinyl flooring. There is also a WC, basin and a bath.

Outside

To the front there is a tidy front garden with a lawn enclosed by perimeter fencing with a gate and path to the front door. The rear garden is a great size and all low maintenance ideal for alfresco dining, entertaining and relaxing, enclosed by a perimeter wall and fencing.

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.

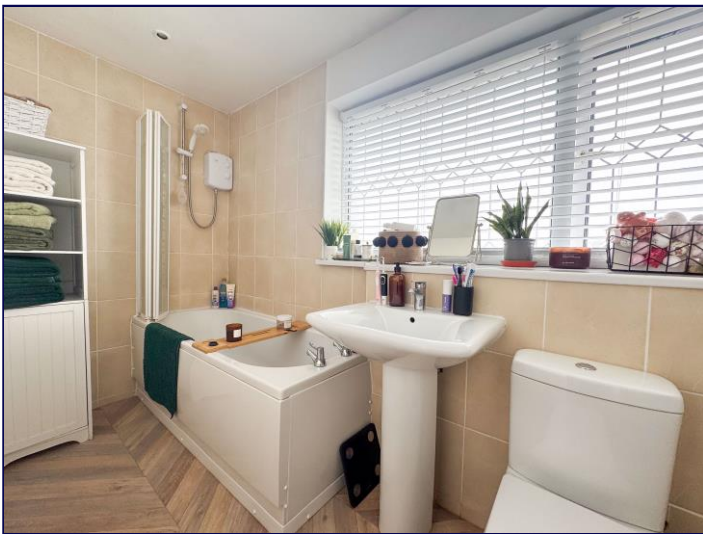
Property Management

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
43.0 sq.m. (463 sq.ft.) approx.

1ST FLOOR
43.0 sq.m. (463 sq.ft.) approx.



TOTAL FLOOR AREA : 86.1 sq.m. (926 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.
Made with Metropix 6/2025

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 73 C | 78 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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