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



57 Boulevard Avenue
Grimsby
DN31 2JL

£99,500

Stunning End-Terrace Haven This beautiful three-bedroom end-terrace house is a fantastic opportunity for first-time buyers or landlords seeking a lucrative investment with returns of approximately 8-9% yield. With good kerb appeal, this property boasts a well-designed ground floor layout, featuring an entrance hall, spacious lounge, and a well-proportioned kitchen breakfast room. A ground floor bathroom with shower over the bath adds convenience. The first floor offers three comfortable bedrooms, including a large main bedroom perfect for relaxation. Outside, the neatly presented front garden is low maintenance, while the enclosed private south-west facing rear garden is a tranquil oasis. The raised deck patio area, tiled path, and patio area create an inviting space for outdoor living. A timber summer house with French doors and a timber storage shed add charm and functionality. This property's excellent layout, private garden, and desirable location make it an ideal choice for first-time buyers or investors. With its potential for strong rental returns and attractive features, this stunning end-terrace house is sure to appeal to anyone looking for a wonderful home or a savvy investment opportunity. Don't miss out on this fantastic property!

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Entrance hall

3' 5" x 3' 11" (1.03m x 1.19m)

A short entrance hall gives privacy the front and has uPVC frosted door, neutral decor, carpet and leads to the stairs.

Lounge

11' 10" x 14' 2" (3.60m x 4.33m)

a generously proportioned room with walk in uPVC bay window with blinds, grey and burgundy decor to coving, wood laminate flooring, radiator, ceiling rose with pendant light and feature fireplace with wood surround, tiled inset and hearth and gas fire.

Kitchen breakfast room

16' 10" x 11' 3" (5.14m x 3.44m)

An L shaped kitchen breakfast dining room has plentiful space to entertain with light coloured sage green wall and base units with wood effect work tops and sink drainer over. breakfast bar, integral electric oven grill, electric hob with extractor over, dishwasher and space for washing machine and tall fridge freezer. The room has white metro tile splash backs, grey tiled floor, white and pink decor, uPVC window and blind, uPVC door to rear garden, under stairs storage cupboard, two down lights, ceiling light and radiator.

Family Bathroom

9' 6" x 5' 8" (2.90m x 1.72m)

A ground floor bathroom has P-shaped bath with shower over and glass screen, vanity sink and WC, grey tiled floor, white tiled splash

backs and white decor, radiator, 7 down lights, towel radiator and uPVC frosted window.

Stairs and landing

With chequered grey carpet, grey decor, pendant light and loft access.

Bedroom One

11' 11" x 14' 3" (3.64m x 4.34m)

A large double bedroom has white and grey decor, wood effect vinyl floor, pendant light, radiator and uPVC window to the front with blinds.

Bedroom Two

9' 11" x 8' 6" (3.03m x 2.59m)

The second bedroom is a good sized single and can fit a double bed. The room has grey carpet, grey and white decor, pendant light, radiator and uPVC window with blind.

Bedroom Three

6' 10" x 8' 6" (2.08m x 2.60m)

A smaller single bedroom has grey decor with two feature walls, grey carpet, uPVC window to the rear, pendant light and radiator.

Rear Garden

A stunning south west facing rear garden is a perfect oasis to relax in. A raised decked area to the rear of the house is perfect for al fresco dining which steps down to a black and white tiled path to the timber summer house past another tiled area to sit and low maintenance astro turf lawn. The summer house is a good size with attached storage shed to the side. The garden has fence and wall boundaries to all sides with a gate to the side alleyway.

Front garden

A tidy frontage has timber fence boundary to all sides with timber gate to the front, slab path to the door and low maintenance blue slate and astro grass garden.



Tenure

Believed to be , awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

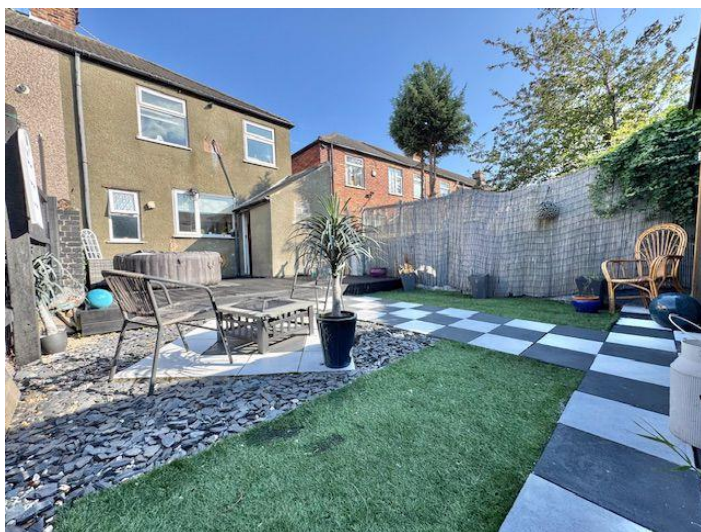
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

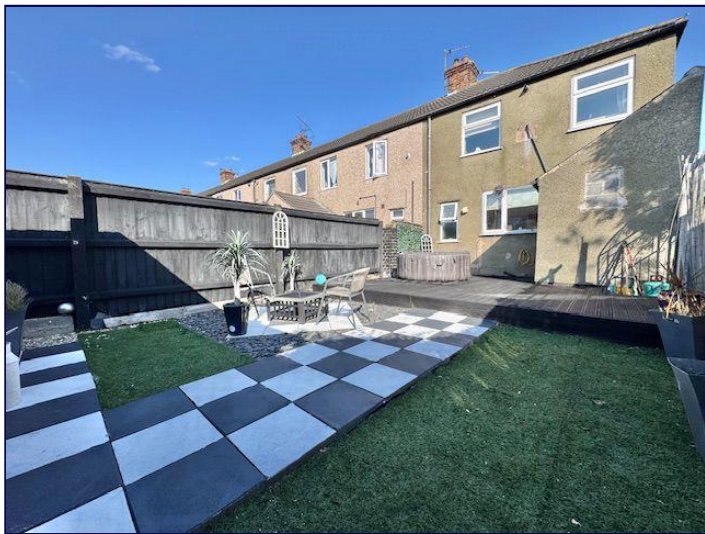
Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band : To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

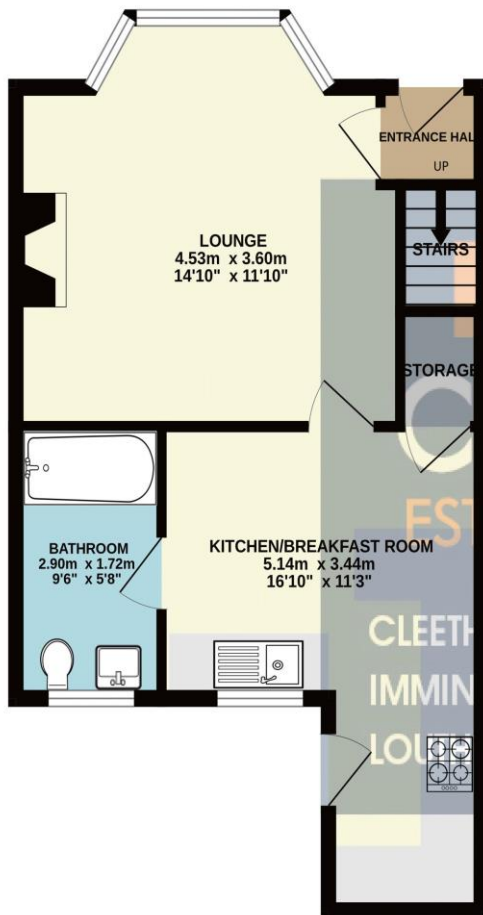




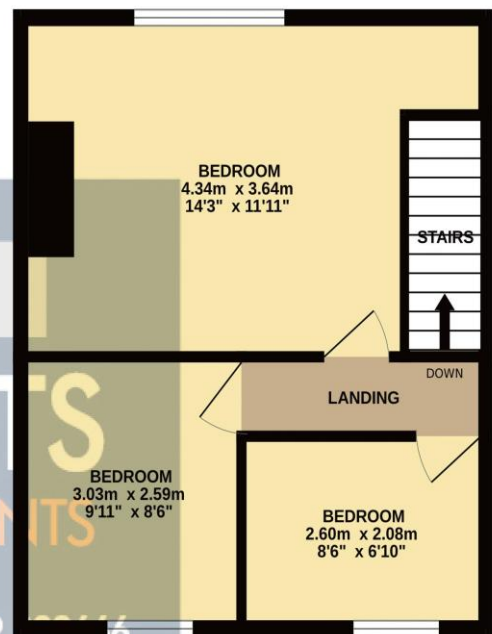
OPEN 7 DAYS A WEEK

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
40.6 sq.m. (437 sq.ft.) approx.



1ST FLOOR
34.7 sq.m. (374 sq.ft.) approx.



TOTAL FLOOR AREA: 75.3 sq.m. (811 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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