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



Wintringham Road

**Grimsby
DN32 0PD**

£85,000

Located on Wintringham Road in Grimsby, this spacious mid-terrace property presents an excellent opportunity for buyers looking to put their own stamp on a home. Offered with NO FORWARD CHAIN, the property features generous accommodation throughout. The ground floor comprises a welcoming lounge leading through to a separate dining room, creating versatile living and entertaining spaces. The kitchen is positioned to the rear, providing access to the outdoor space. Upstairs, there are two well-proportioned double bedrooms along with a family bathroom. Outside, the property benefits from gardens to both the front and rear, offering potential for landscaping or further development. Ideal for first-time buyers, investors, or those seeking a project, this property is well-placed for local amenities, schools, and excellent transport links into Grimsby town centre and beyond. A great opportunity to create a comfortable home to suit your own style.

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Entrance Hall

Entering the property through the entrance porch reveals coving to the ceiling, a radiator and laminate flooring.

Lounge

12' 3" x 9' 7" (3.73m x 2.91m)

The lounge has a bay window to the front elevation, coving to the ceiling, a radiator and laminate flooring. There is also access to a small under stairs cupboard.

Dining Room

12' 1" x 12' 10" (3.69m x 3.92m)

The dining room has a window to the rear elevation, coving to the ceiling, a radiator and laminate flooring.

Kitchen

16' 9" x 6' 11" (5.10m x 2.10m)

The kitchen has dual aspect windows to the rear and side elevation, door to the side, a radiator and laminate flooring. There is also a modern fitted kitchen with a one and a half sink and drainer, plumbing for a washing machine and also an electric oven and gas hob with an extractor over.

First Floor Landing

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

Bedroom One

12' 2" x 12' 11" (3.70m x 3.93m)

Bedroom one has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a built in cupboard.

Bedroom Two

12' 3" x 9' 7" (3.73m x 2.91m)

Bedroom two has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor.

Bathroom

13' 3" x 6' 11" (4.03m x 2.11m)

The bathroom, has an opaque window to the rear elevation, modern wall boarding and laminate flooring. There is also a modern suite with a WC, vanity basin and a bath with a mains operated shower and glass screen over.

Outside

With gardens to the front and rear.

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

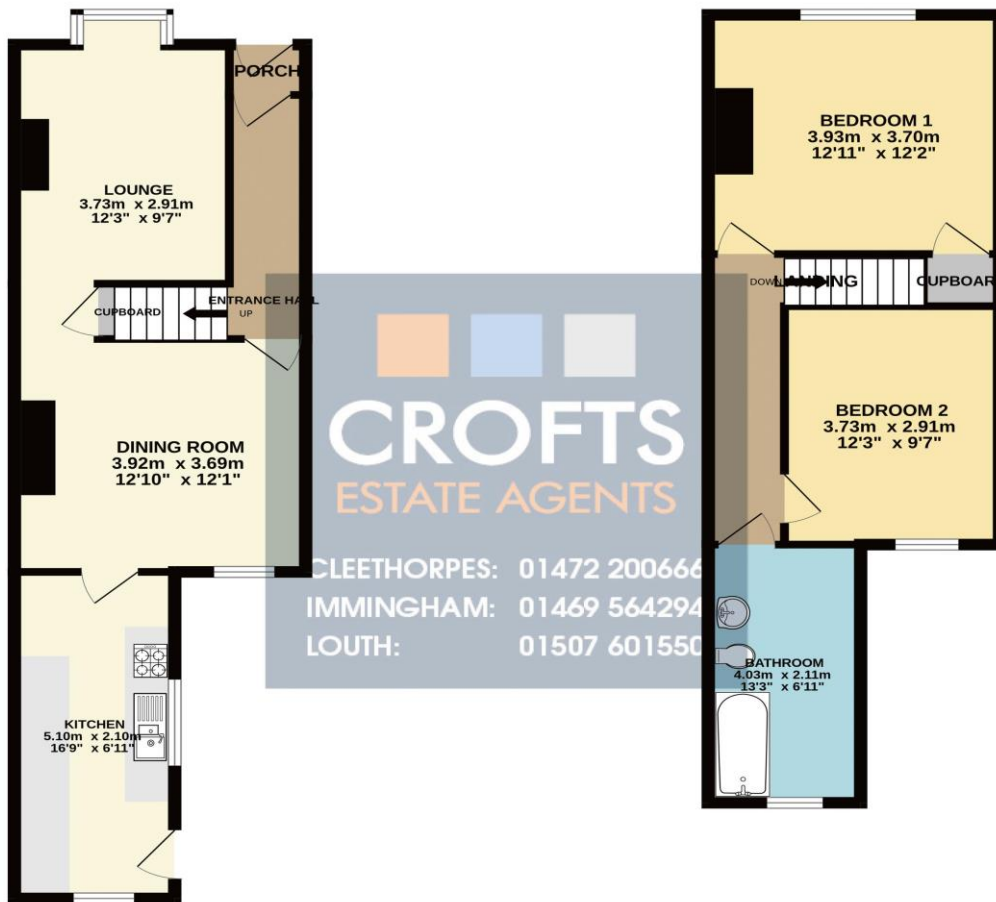
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
42.8 sq.m. (461 sq.ft.) approx.

1ST FLOOR
40.1 sq.m. (431 sq.ft.) approx.



TOTAL FLOOR AREA : 82.9 sq.m. (892 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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