



# CROFTS ESTATE AGENTS

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



Stanley Street

Grimsby  
DN32 7LJ

£45,000

Attention Investors – This three-bedroom mid-terrace property presents an excellent investment opportunity and is offered for sale with no forward chain. Benefiting from gas central heating and double glazing, the accommodation includes an entrance hallway, a lounge opening into a dining room, a kitchen, a rear lobby, and a ground floor bathroom. Upstairs, the first floor offers a landing and three bedrooms. Externally, the property features both front and rear gardens.

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#### Entrance Hallway

uPVC double glazed entry door to the front elevation. Staircase to the first floor accommodation.

#### Lounge

10' 5" x 9' 9" (3.180m x 2.970m)

uPVC double glazed bow window to the front elevation. Central heating radiator. Opening to the dining room.

#### Dining Room

11' 1" x 12' 7" (3.382m x 3.830m)

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

#### Kitchen

11' 11" x 7' 4" (3.641m x 2.243m)

uPVC double glazed window to the side elevation. Fitted with a range of wall and base units with contrasting roll edged work surfacing with tiled splashback and inset sink and drainer. Electric cooker point. Central heating radiator.

#### Lobby

2' 9" x 7' 10" (0.836m x 2.386m)

uPVC double glazed entry door to the side elevation.

#### Bathroom

5' 8" x 7' 2" (1.736m x 2.193m)

Fitted with a panelled bath, vanity wash hand basin and close coupled w.c. Splashback tiling. uPVC double glazed window.

#### First Floor Landing

Access to the three bedrooms.

#### Bedroom One

10' 5" x 12' 8" (3.187m x 3.861m)

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

#### Bedroom Two

10' 9" x 9' 7" (3.267m x 2.932m)

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

#### Bedroom Three

11' 3" x 7' 5" (3.424m x 2.264m)

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

#### Outside

The property has gardens to the front and rear elevations.



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](http://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](http://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.

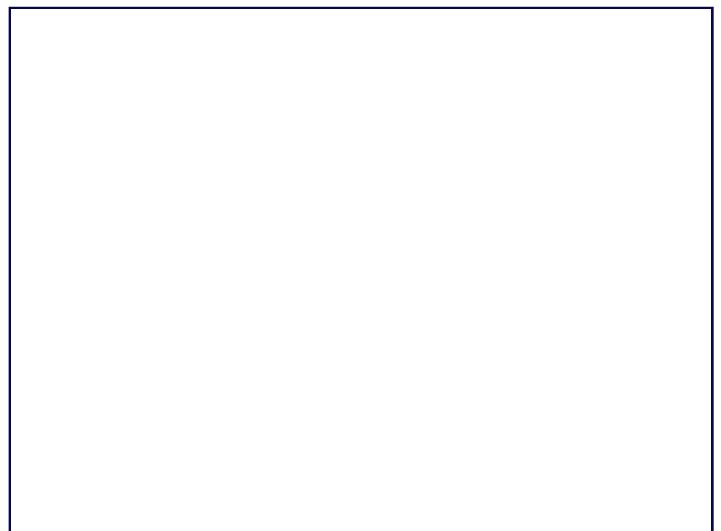
#### **Mortgage and Financial Advice**

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.*

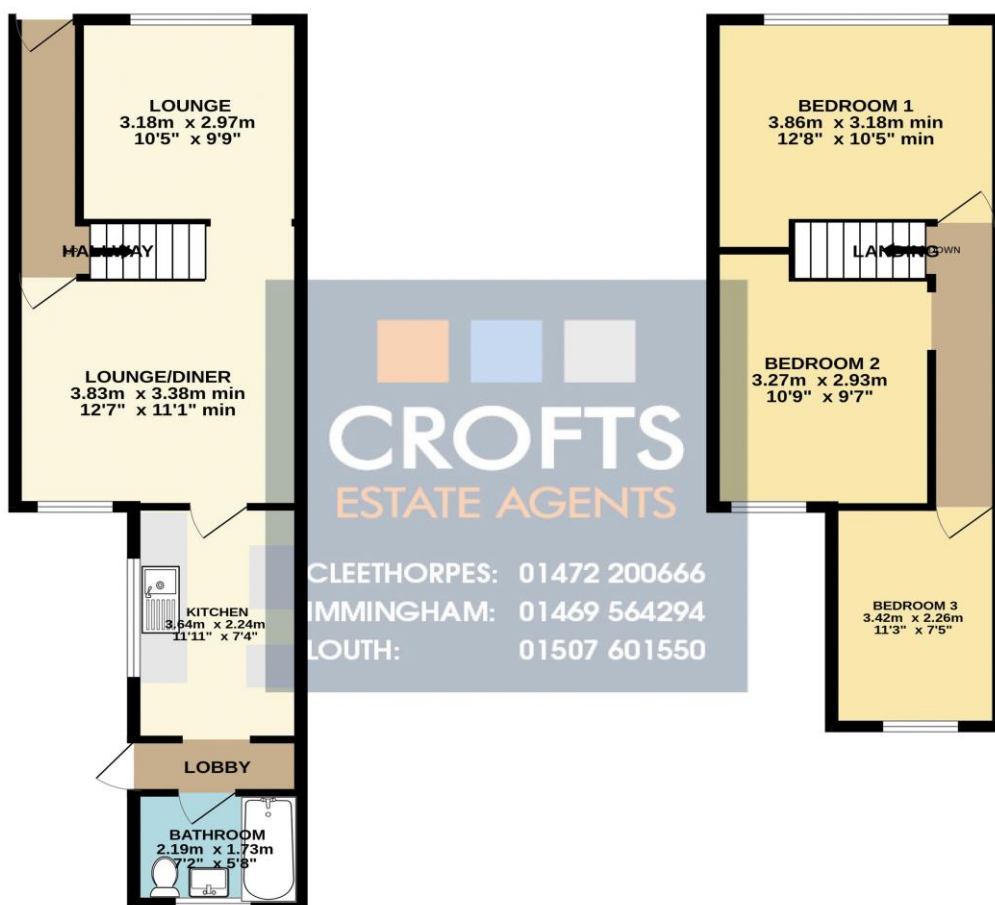
#### **Tenure**

Believed to be Freehold, awaiting solicitors' formal confirmation.



GROUND FLOOR  
43.1 sq.m. (464 sq.ft.) approx.

1ST FLOOR  
36.9 sq.m. (397 sq.ft.) approx.



TOTAL FLOOR AREA: 80.0 sq.m. (861 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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