



CROFTS ESTATE AGENTS

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



Sidings Road

Grimsby
DN31 2FA

Offers in the Region Of £125,000

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Property Introduction

Crofts Estate Agents are delighted to present this beautifully maintained and stylish two double bedroom semi-detached home, located in a highly sought-after residential area. Ideal for first-time buyers, young families, or investors, this superb property offers a modern and well-planned layout. The ground floor features a welcoming entrance hall, a convenient downstairs cloakroom, a spacious and tastefully decorated lounge, and a contemporary breakfast kitchen with plenty of storage and workspace. Upstairs, you'll find two generously sized double bedrooms along with a sleek, modern family bathroom. The interiors are finished to a high standard throughout, creating a home that's ready to move into. Outside, the property benefits from an open-plan frontage with ample off-road parking. To the rear is a standout feature – a beautifully maintained garden that is one of the largest on the development. It provides an excellent space for entertaining, relaxing, or for children to enjoy. With gas central heating and uPVC double glazing throughout, this home combines modern comfort with excellent energy efficiency. Situated close to reputable schools, local amenities, and transport links, it offers a perfect blend of lifestyle and convenience. Early viewing is highly recommended to fully appreciate what this fantastic home has to offer.

Entrance

3' 7" x 4' 7" (1.082m x 1.394m)

Offering composite entry door to the front elevation. Central heating radiator. Doors to the cloakroom and lounge.

Cloakroom

3' 6" x 5' 0" (1.070m x 1.533m)

uPVC double glazed window to the front elevation. Fitted with a close coupled w.c and vanity wash hand basin.. Coving to the ceiling. Central heating radiator.

Lounge

12' 3" x 17' 1" (3.74m x 5.20m)

A lovely sized living room which is pleasantly decorated and offers a dual aspect view, with windows to the front and side elevations. Central heating radiator. Dog leg staircase leading to the first floor.

Kitchen/Breakfast Room

11' 0" x 12' 3" (3.36m x 3.74m)

A lovely kitchen, upgraded by the current vendors to provide a breakfast area. Offering a range of fitted wall and base units with contrasting roll edged work surfacing which incorporates a sink and drainer. Integrated oven and four ring electric hob with extractor over. Plumbing and space for a washing machine and dishwasher. Splashback tiling. Ideal logic boiler. uPVC double glazed window and composite door to the rear. Central heating radiator with breakfast bar over.

First Floor Landing

Having central heating radiator. Loft access to the ceiling.

Bedroom One

12' 3" x 10' 4" (3.74m x 3.15m) max

Dual aspect view with double glazed windows to the front and side elevations. Central heating radiator.

Bathroom

6' 3" x 6' 3" (1.90m x 1.91m) maximums

Offering uPVC double glazed window to the front elevation and being fitted with a panelled bath with shower and screen over, close coupled w.c and a pedestal wash hand basin. Splashback tiling. Central heating radiator.

Bedroom Two

12' 4" x 7' 9" (3.77m x 2.351m)

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

Outside

Set upon one of the largest plots on the development, with open plan frontage with gravelled driveway creating ample off road parking and complemented with lawned area. Gated access to the rear. The rear garden is of a lovely size and ideal for the family market or the client that like to entertain outdoors and offers a large patio area and again complemented with a lawned area.

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.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

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

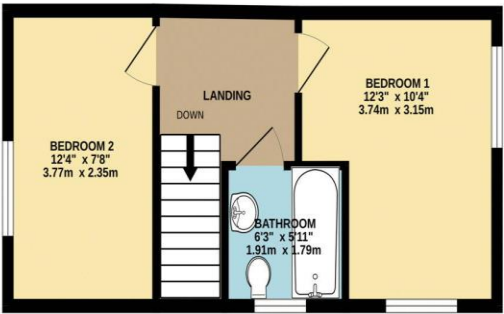
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
346 sq.ft. (32.2 sq.m.) approx.



1ST FLOOR
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 660 sq.ft. (61.3 sq.m.) 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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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		