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



Quinton Road

Grimsby
DN32 0BD

Offers in the Region Of £159,950

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Property Introduction

This extended semi-detached property on Quinton Road, Grimsby, is offered for sale with no forward chain and presents an excellent opportunity for buyers seeking a home to update and make their own. In need of a scheme of modernisation, the property provides generous living space and great potential throughout. To the ground floor, there is a welcoming lounge, additional sitting room, a spacious kitchen-diner ideal for family living, and a convenient WC. The extension adds flexibility and enhances the overall layout, making this an ideal property for those wanting to create a comfortable and modern family home. Upstairs, the first floor offers three good-sized bedrooms and a family bathroom, providing ample space for a growing family or visiting guests. Outside, the property benefits from low maintenance gardens to both the front and rear, offering plenty of scope for landscaping or outdoor seating areas. A driveway provides off-road parking, while a detached garage adds further practicality and storage space. Located in a popular residential area close to local schools, shops, and transport links, this property represents a fantastic project opportunity and is sure to appeal to buyers looking for a home with potential.

Entrance Hall

Entering the property reveals an opaque window to the side elevation, coving to the ceiling, a radiator and a carpeted floor.

WC

With an opaque window to the side elevation, a WC and vinyl flooring.

Lounge

11' 11" x 12' 0" (3.62m x 3.65m)

The lounge has a bay window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

Dining Room

16' 9" x 10' 11" (5.10m x 3.33m)

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

Kitchen/Diner

21' 7" x 7' 1" (6.57m x 2.17m)

The kitchen has dual aspect windows to the rear and side elevation, a door to the side and vinyl flooring. There is also a range of fitted units with a one and a half sink and drainer, plumbing for a washing machine, a double electric oven and gas hob.

First Floor Landing

The first floor landing has an opaque window to the side elevation, access to the loft, coving to the ceiling, a carpeted floor and a built in cupboard.

Bedroom One

11' 11" x 8' 7" (3.64m x 2.62m)

Bedroom one has a bay window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a wall of fitted furniture.

Bedroom Two

12' 11" x 8' 4" (3.94m x 2.55m)

Bedroom two has window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a wall of fitted wardrobes.

Bedroom Three

8' 11" x 7' 2" (2.71m x 2.19m)

Bedroom three has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

Bathroom

5' 11" x 7' 1" (1.81m x 2.16m)

The bathroom has an opaque window to the rear elevation, coving to the ceiling, fully tiled walls, a radiator and vinyl flooring. There is also a WC, basin and a bath

Garage

The garage has an up and over door along with a window and door to the side elevation.

Outside

With low maintenance gardens to the front and rear along with a driveway which provides off road parking and access to the garage.

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 B: 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 a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

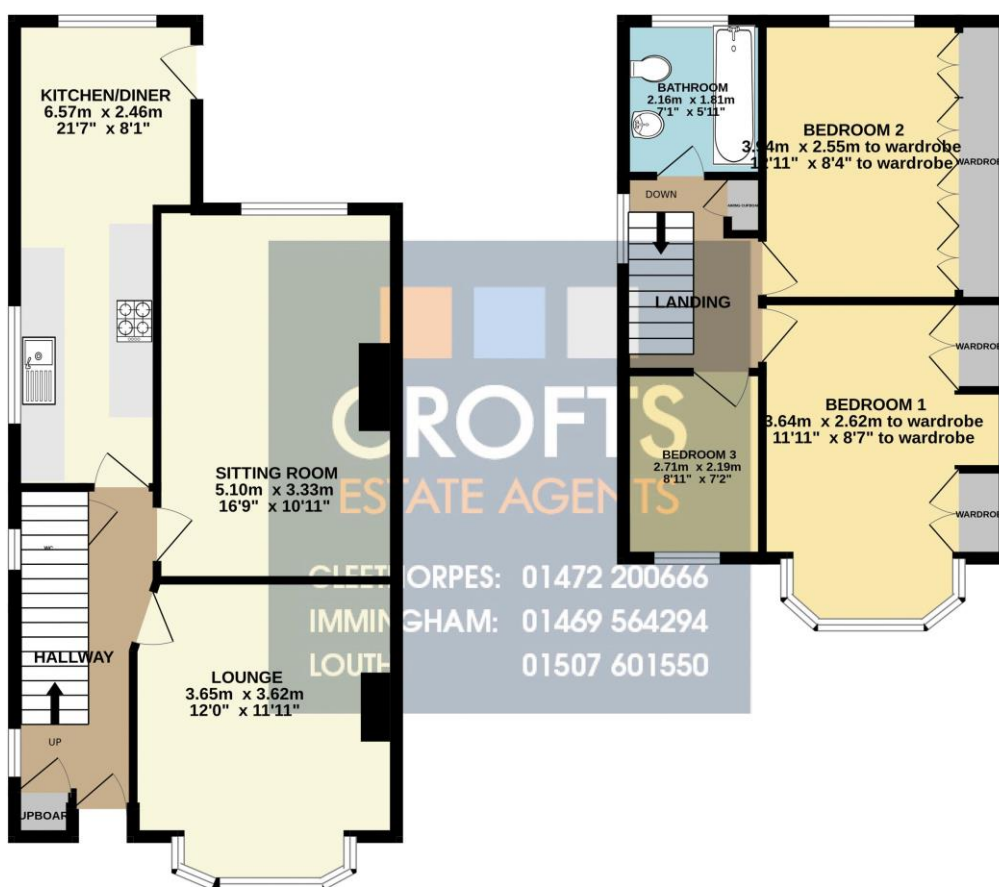
Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

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
53.6 sq.m. (577 sq.ft.) approx.

1ST FLOOR
42.0 sq.m. (452 sq.ft.) approx.



TOTAL FLOOR AREA : 95.6 sq.m. (1029 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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