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



Ulster Avenue

Grimsby
DN33 2DJ

Offers in the Region Of £135,000

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Property Introduction

A Charming Opportunity Awaits! This well-presented three-bedroom mid-terrace house is a rare find, offering a fantastic opportunity for first-time buyers and buy-to-let investors alike. With no forward chain and vacant possession, this property is ready to be made into a home or added to an investment portfolio. The interior boasts a spacious entrance hall, fitted kitchen with space for appliances, and a separate dining room with two sliding doors to the lounge, providing a versatile living space. The first floor features three double bedrooms and a modern bathroom with shower over the bath, ensuring ample accommodation for families or tenants. The property's crowning glory is its large rear garden, complete with a good-sized patio and two brick outbuildings, perfect for outdoor entertaining and relaxation. Off-road parking on the block-paved driveway provides convenient parking for two cars. With its excellent location and attractive rental returns of approximately £9,600 per annum, this property is an ideal investment opportunity. Whether you're a first-time buyer looking to get on the property ladder or an investor seeking a handsome return, this charming mid-terrace house is sure to impress. Schedule a viewing today to make this property yours!

Entrance hall

12' 4" x 6' 9" (3.77m x 2.07m)

Entered from a uPVC porch with French doors and two windows the entrance has wooden glazed door, cream decor, beige carpet, radiator, pendant light and under stairs cupboard.

Lounge

10' 6" x 12' 4" (3.21m x 3.77m)

Entered through sliding glazed double doors from the dining room, the lounge has uPVC bay window to the front, cream decor to coving, beige carpet, radiator, ceiling light and gas fire with wooden surround.

Dining room

10' 6" x 8' 11" (3.19m x 2.72m)

A good sized second reception room would make a perfect dining room, currently offering beige carpet, cream decor to coving, uPVC window to the rear, ceiling light and sliding glazed doors to the lounge.

Kitchen

10' 6" x 8' 5" (3.20m x 2.56m)

The galley style kitchen has cream matte wall and base units to two sides of the room with wood effect work top and sink drainer over. The room has gas hob with extractor over, oven grill, brown tile splash backs, cream decor, space for washing machine and tall fridge freezer, ceiling light, uPVC frosted door and uPVC window with blind to the rear.

Stairs and landing

The stairs and landing both have beige carpet, cream decor with the landing having pendant light and loft access.

Bedroom One

10' 7" x 12' 11" (3.23m x 3.93m)

The largest bedroom is to the rear and has light brown carpet, two tone stylish decor, radiator, pendant light and uPVC window.

Bedroom Two

12' 10" x 8' 5" (3.92m x 2.56m)

This room to the front has purple carpet, grey decor, uPVC window, radiator, pendant light and airing cupboard.

Bedroom Three

9' 7" x 11' 5" (2.92m x 3.48m)

A third bedroom has white decor, beige carpet, uPVC window to the front, radiator and pendant light.

Family Bathroom

5' 5" x 7' 7" (1.64m x 2.31m)

The bathroom has three piece white suite with vanity sink and shower over the bath with two tone grey aqua boarding to all walls, there are two uPVC frosted windows, grey wood effect vinyl floor, radiator and ceiling light.

Rear Garden

The rear garden has large slab patio area with timber gate to side alleyway, good sized lawn area with well stocked soil borders to the edges with timber fence behind the foliage. There are two brick outbuildings to the rear also.

Front garden

The front has open fronted block paved parking for two cars with mature soil border to one side and path to the iron gate leading to the path to the 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.

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

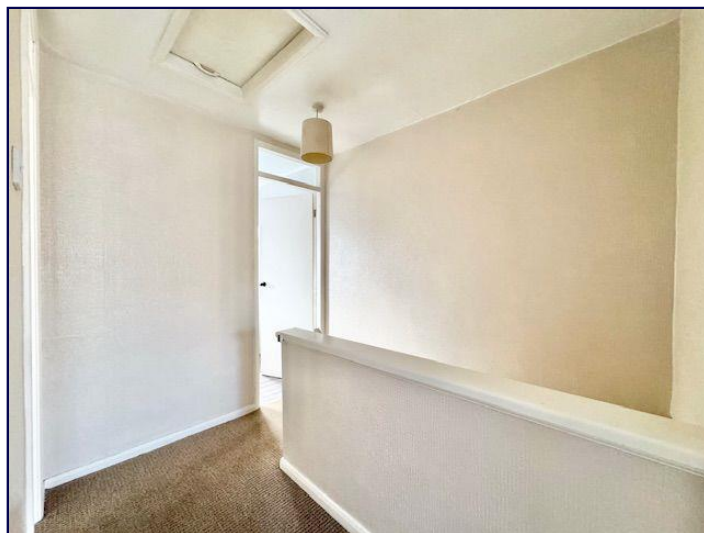
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

With access to 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.

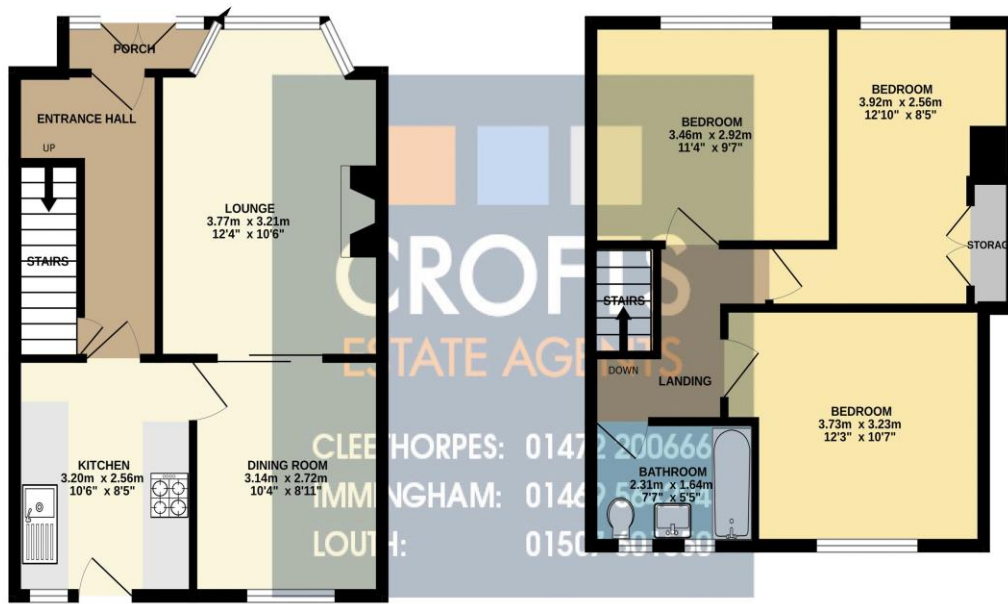
Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

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
38.5 sq.m. (414 sq.ft.) approx.

1ST FLOOR
40.2 sq.m. (432 sq.ft.) approx.



TOTAL FLOOR AREA: 78.6 sq.m. (846 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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