



# CROFTS ESTATE AGENTS

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



## Greyfriars

Grimsby  
DN37 9QT

£175,000

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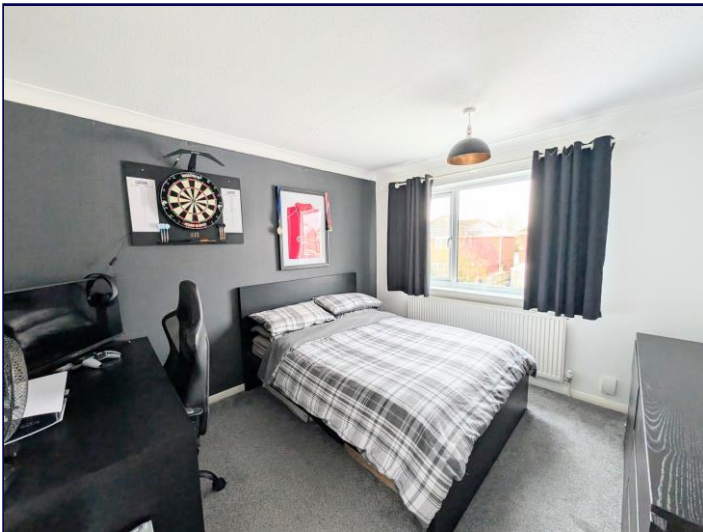
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### Property Introduction

Situated in the popular Wybers Wood area of Grimsby, this well-presented three-bedroom semi-detached home offers comfortable modern living in a convenient residential location. The property enjoys an attractive frontage with a lawned garden and a private driveway providing off-road parking. To the ground floor, you are welcomed into a bright and inviting lounge, a generous space ideal for relaxing or entertaining. To the rear sits the spacious kitchen-diner, fitted with a range of units and offering ample room for a family dining table. With views over the rear garden and access directly outside, it provides a practical and sociable hub of the home. The first floor features three well-proportioned bedrooms, including two doubles, along with a modern family bathroom. Each room benefits from good natural light, making the upper floor feel airy and comfortable. Outside, the rear garden offers a secure and private space, perfect for children, pets or outdoor dining. Mainly laid to lawn with scope to personalise, it provides a pleasant outlook and plenty of potential. Located close to local amenities, schools and transport links, this appealing property is ideal for families, first-time buyers or investors seeking a ready-to-move-into home in a sought-after area.

### Entrance Hall

Entering the property reveals coving to the ceiling, a radiator and vinyl flooring. There is also an under stairs cupboard.

### Lounge

12' 7" x 11' 9" (3.83m x 3.58m)

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

### Kitchen/Diner

10' 4" x 17' 9" (3.15m x 5.42m)

The kitchen-diner has two windows to the rear elevation, a door to the side, coving to the ceiling, a radiator and vinyl flooring. There is also a fitted kitchen with a sink and drainer, plumbing for a washing machine, an electric oven and hob with an extractor over. There is also space space for a dining table and chairs.

### First Floor Landing

The first floor landing has a window to the side elevation and a carpeted floor.

### Bedroom One

12' 0" x 10' 2" (3.65m x 3.09m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor.

### Bedroom Two

11' 0" x 10' 2" (3.36m x 3.09m)

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

**Bedroom Three**

7' 2" x 7' 5" (2.19m x 2.25m)

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

**Bathroom**

7' 8" x 7' 4" (2.33m x 2.24m)

The bathroom has an opaque window to the rear elevation, partially tiled walls, a radiator and a carpeted floor. There is also a WC, basin and a bath. A fitted cupboard completes the bathroom.

**Garage**

The garage although with no window or door, does have electrics.

**Outside**

The front garden has a lawn, driveway for off road parking and is enclosed by perimeter brick walls and fencing. The rear garden has a further lawn, established shrubs, a patio area and is enclosed by perimeter fencing.

**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.

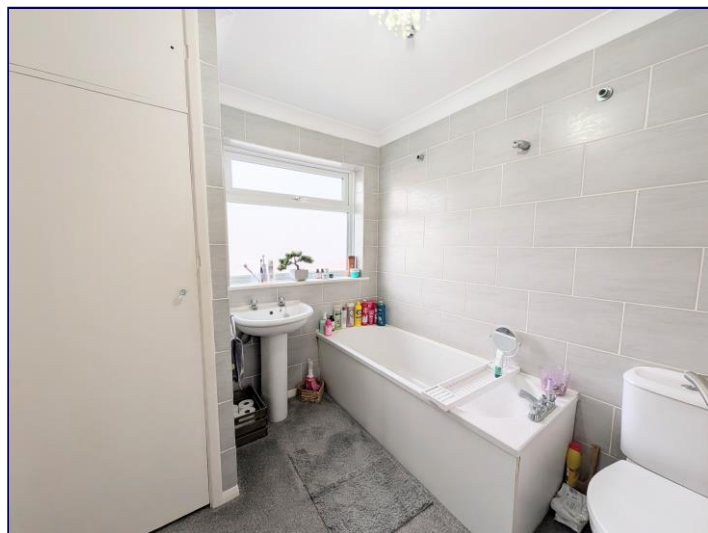
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

**Viewings**

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

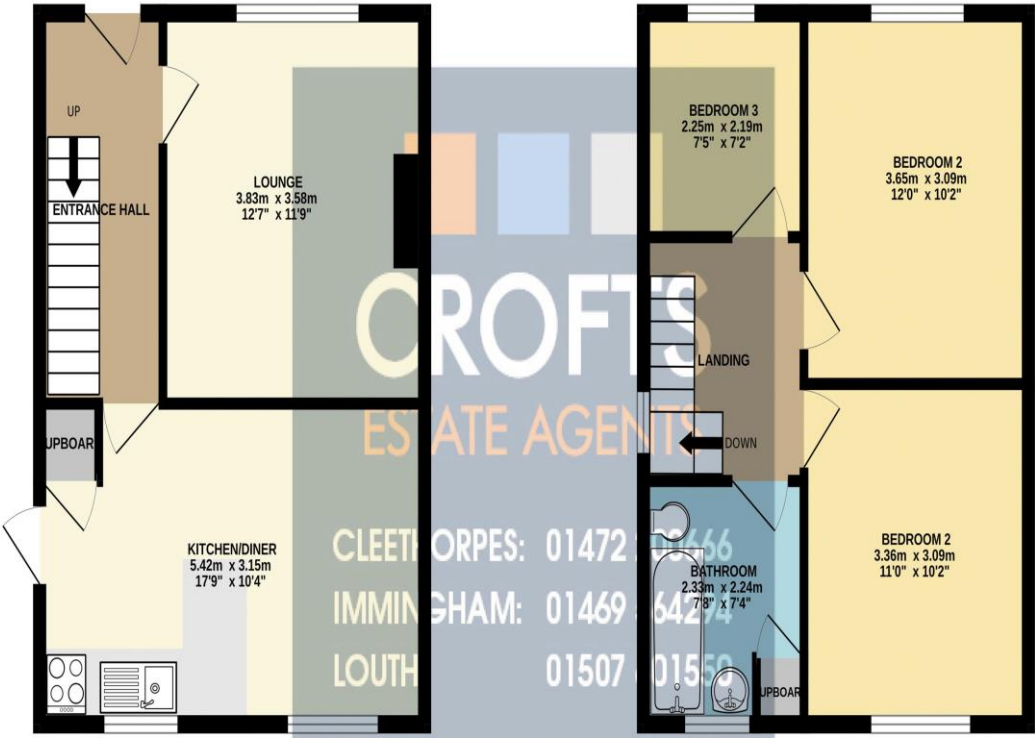
**Council Tax Information**

Band B: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)



GROUND FLOOR  
36.4 sq.m. (392 sq.ft.) approx.

1ST FLOOR  
36.8 sq.m. (396 sq.ft.) approx.



TOTAL FLOOR AREA: 73.2 sq.m. (788 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		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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